



# County of Los Angeles **CHIEF EXECUTIVE OFFICE**

713 KENNETH HAHN HALL OF ADMINISTRATION  
LOS ANGELES, CALIFORNIA 90012  
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DAVID E. JANSSEN  
Chief Executive Officer

July 31, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**PROPOSITION 218 ASSESSMENT BALLOT-  
CITY OF LOS ANGELES FIGUEROA CORRIDOR PARTNERSHIP  
AND BUSINESS IMPROVEMENT DISTRICT  
(FIRST & SECOND DISTRICTS) (3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Support the renewal of the assessments on properties owned by the County of Los Angeles (County) within the boundaries of the City of Los Angeles Figueroa Corridor Partnership Business Improvement District (District) for various new and continued improvements and activities, including public safety, maintenance, development and communication programs within the District at an annual cost of \$9,716, and direct the Chief Executive Officer to cast the ballot in support of the assessments for the properties.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The renewal of the District for an additional five-year term commencing January 1, 2008, and ending December 31, 2012, will allow new and continued improvements and activities, public space management, communication/development and special projects above and beyond those currently being provided by the City of Los Angeles (City) in the area within the proposed District. Your Board has supported the District since it was created in 1997. The District contains the following County-owned parcels:

- a) Exposition Park Building and Parking Structure (APN 5037-024-900) occupied by the County's Probation Department and the "I Have A Dream Foundation," a non-County user.

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

- b) Bob Hope Patriotic Hall and Parking Lot 66 (APNs 5126-009-900, 5126-009-901, 5126-009-902, and 5129-009-903), normally occupied by the Department of Military and Veterans Affairs, but currently unoccupied due to the refurbishment of the building, which is in the program phase and projected to be completed in December 2010.

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The Countywide Strategic Plan directs that we ensure the quality of life through community services that meet the needs of the specific community (Goal 6) and increase public safety and security of all residents (Goal 8). Support for the benefit assessment against these County properties to enhance security and maintenance programs fills an identified need and supports these strategies.

### **FISCAL IMPACT/FINANCING**

The proposed District-wide total assessment amount of \$1,042,344 for 2008 is for enhanced security and space management, communications development, special projects, and advocacy administration. The total assessment for 2007-08 to be levied on the subject County properties is \$9,716. The annual assessments may be adjusted for any increases in the Consumer Price Index, not to exceed 5 percent, normal Southern California Edison Company energy increases, or by a re-balloting of property owners.

We propose to charge the assessments to the benefiting departments which have proprietorship over the assessed parcels, in keeping with the current policy and practice of charging such assessments to the County departments occupying or deriving use from the assessed property.

The financial cost of paying this increased assessment on the budget of Probation and Military and Veterans Affairs is not significant and can be absorbed within the departments' 2007-08 budget appropriations.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As a result of the passage of Proposition 218, property owned by government agencies, including Los Angeles County became subject to assessment by various Counties and non-County assessment districts on July 1, 1997. The County, like other property owners, is able to cast ballots supporting or opposing the assessments and its ballots will be weighted to reflect its proportionate share of the total assessment. Publicly owned properties will no longer be exempt from the assessment unless the parcels receive no special benefit. The assessing agency cannot increase an assessment or impose a new assessment if a majority of the ballots returned oppose the proposed assessment.

The method of assessment for this District is determined by street front footage. This method reflects that services delivered to the property corridor will have the greatest benefit to parcels in relation to their exposure on the streets. Because of a differing need for services and different level of use of the streets within the district, the streets have been classified into three tiers. Each tier receives a different level of services and has a different level of assessment.

The Probation Department and the Department of Military and Veterans Affairs have determined that the services to be financed by the District will be of sufficient benefit to warrant the Board's support. Accordingly, we are recommending that your ballot be completed as supporting the assessments.

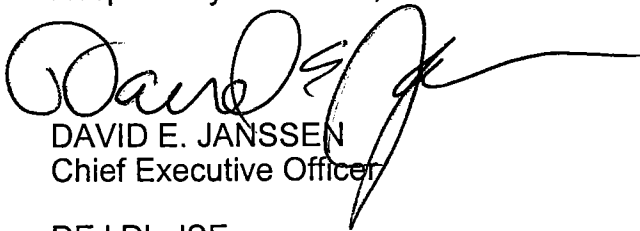
**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of this benefit assessment will help ensure the maintenance and public safety of the streets and highways within the District.

**CONCLUSION**

It is requested that the Executive Office, Board of Supervisors, return the adopted stamped Board letter to the Chief Executive Office, Real Estate Division, 222 South Hill Street, 4<sup>th</sup> Floor, Los Angeles, CA 90012.

Respectfully submitted,



DAVID E. JANSSEN  
Chief Executive Officer

DEJ:DL:JSE  
WLD:RC:eb

Attachment

c: County Counsel  
Auditor-Controller  
Probation Department  
Military and Veterans Affairs

ORDINANCE NO. 178853

An Ordinance of Intention to establish a Property and Business Improvement District to be known as the "Figueroa Corridor Business Improvement District" pursuant to the Provisions of the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California) and to levy assessments.

**WHEREAS**, the Property and Business Improvement District Law of 1994 authorizes cities to establish Property and Business Improvement Districts for the purpose of levying assessments on real property for certain purposes; and

**WHEREAS**, property owners in the Figueroa Corridor business community who will pay more than 50 percent of the total amount of assessments to be levied, have filed written petitions requesting that the City Council establish a district to be named the Figueroa Corridor Business Improvement District.

**NOW THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. DECLARATION. Pursuant to the provisions of Property and Business Improvement District Law of 1994, Section 36600 *et seq.*, of the Streets and Highways Code (Act), the City Council declares its intention to consider the establishment of a Property and Business Improvement District to be named the Figueroa Corridor Business Improvement District (District).

Sec. 2. ADOPTION OF ENGINEER'S REPORT AND MANAGEMENT DISTRICT PLAN. The City Council hereby adopts, approves and confirms the Engineer's Report and the Management District Plan included in Council File No. 06-2067.

Sec. 3. PARCELS WITHIN THE DISTRICT. The City Council hereby affirms its finding that all parcels, which will have a special benefit conferred upon them and upon which an assessment will be imposed, are identified in the Management District Plan.

Sec. 4. PROPORTIONAL BENEFIT. The City Council hereby reaffirms that the assessment proposed to be imposed on each parcel does not exceed the reasonable cost of the proportional benefit conferred on that parcel.

Sec. 5. SEPARATION OF GENERAL AND SPECIAL BENEFITS. The City Council hereby affirms that it has separated the general benefits, if any, from the special benefits conferred on each parcel.

Sec. 6. ASSESSMENTS SUPPORTED BY ENGINEER'S REPORT. The City Council hereby affirms that all proposed assessments are supported by a detailed engineer's report prepared by a registered professional engineer certified by the state of California.

Sec. 7. DISTRICT BOUNDARIES. The City Council hereby declares that the boundaries of the proposed District are as detailed in the Management District Plan. The proposed Figueroa Corridor BID consists of property street front footage bounded roughly by Flower Street and Grand Avenue to the East, Martin Luther King, Jr. Boulevard to the South, Vermont Avenue and Hoover Street to the West and the Santa Monica Freeway to the North.

There are 407 parcels owned by 167 stakeholders in the proposed District. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

Sec. 8. IMPROVEMENTS AND ACTIVITIES. The City Council hereby declares that the proposed activities and improvements to be funded by the levy of assessments on property within the District are detailed in the Management District Plan. They include, but are not limited to, safety and cleaning programs, communication and development programs, special projects, advocacy and administration.

Sec. 9. ANNUAL ASSESSMENTS AND DURATION. The District's total assessment for five years is estimated to be \$5,759,608. The District's total annual assessment for the first year is estimated to be \$1,042,344. Annual assessments for subsequent years may be adjusted based upon the Consumer Price Index for the Los Angeles region, or by a flat percentage rate, not to exceed five percent of the previous year's rate. It is proposed that the District be established for a five-year period. The District will not issue bonds.

Sec. 10. COLLECTION OF ASSESSMENTS. The City Council hereby declares that to the extent possible, assessments shall be collected at the same time and in the same manner as County ad valorem property taxes and shall be subject to all laws providing for the collection and enforcement of assessments. For properties that do not appear on the County tax rolls or for assessments for any years in which the City is unable to transmit the assessment information to the County in sufficient time for the County to collect the assessments with the County ad valorem property taxes, the City Clerk may bill and collect the assessments by mailing assessment notices (Statement of Assessment Due) to each property owner within the District at the address shown on City records. Assessments billed by the City Clerk are due 45 calendar days after the Statement of Assessment Due.

Sec. 11. NOTICE, PROTESTS AND HEARING PROCEDURES. The City Clerk

shall follow the notice, protest, and hearing procedures prescribed in the Proposition 218 Omnibus Implementation Act (California Government Code, Section 53750 *et seq.*).

Sec. 12. PUBLIC HEARING. The City Council will hold a public hearing to determine whether to establish the District and levy assessments on \_\_\_\_\_ at 10:00 a.m., or as soon thereafter as City Council business permits, and on any hours and days for continued hearing as ordered by the City Council, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012. At the hearing, all interested persons will be permitted to present written or oral testimony, and the City Council will consider all objections or protests to the proposed assessment.

Sec. 13. NOTICE TO RECORD OWNERS. The City Clerk shall give notice of the public hearing, in the manner specified in Government Code Section 53753, to the record owner of each parcel subject to the levy of an assessment. The notice shall be given at least 45 days before the public hearing date and shall specify that the public hearing will be to determine whether the City Council will establish the District and levy assessments.

Sec. 14. TABULATION OF ASSESSMENT BALLOTS. At the conclusion of the public hearing, the City Clerk shall tabulate all assessment ballots that have been submitted and not withdrawn. To be included in the tabulation, assessment ballots must be received by the City Clerk either at the address indicated in the notice required by Government Code Section 53753 or at the site of the public hearing prior to the conclusion of the public hearing. The City Clerk will certify the results of the tabulation to the City Council during its meeting on \_\_\_\_\_ at 10:00 a.m., or as soon thereafter as City Council business permits, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012.

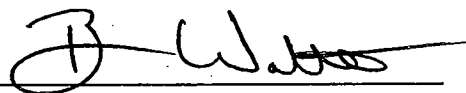
Sec. 15. MAJORITY PROTEST. If there is a majority protest against the imposition of the assessment, the City Council will not impose the assessment. A majority protest will exist if the assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment exceed the assessment ballots submitted, and not withdrawn, in its favor, weighting those assessment ballots by the amount of the proposed assessment to be imposed upon the identified parcel for which each assessment ballot was submitted.

Sec. 16. AMENDMENT TO ENABLING STATUTE. The properties and businesses within the District established by this Ordinance shall be subject to any amendments to the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California).

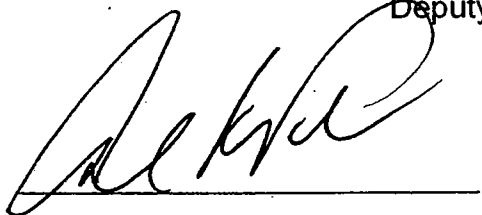
Sec. 17. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUN 08 2007.

FRANK T. MARTINEZ, City Clerk

By   
Deputy

Approved JUN 12 2007

  
Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By  **CHRISTY NUMANO-HIURA**

Deputy City Attorney

Date 5-15-07

File No. 06-2067

FRANK T. MARTINEZ  
CITY CLERK

KAREN E. KALFAYAN  
EXECUTIVE OFFICER

# CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

OFFICE OF  
CITY CLERK  
ADMINISTRATIVE SERVICES

ROOM 224, 200 N. SPRING STREET  
LOS ANGELES, CALIFORNIA 90012  
(213) 978-1099  
FAX (213) 978-1107  
TDD/TTY (213) 978-1132

HOLLY L. WOLCOTT  
DIVISION HEAD

Council File 06-2067

Council Districts 1, 8, & 9

## **NOTICE OF PUBLIC HEARING ON RENEWING THE FIGUEROA CORRIDOR BUSINESS IMPROVEMENT DISTRICT**

Notice is hereby given that the City Council of the City of Los Angeles will hold a public hearing to determine whether to renew the Figueroa Corridor Business Improvement District ("District") and levy assessments. The hearing will be held on Tuesday, August 7, 2007 at 10:00 a.m., or as soon thereafter as this matter may be heard, in the John Ferraro Council Chamber in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012. The City Clerk will certify the results of the tabulation of the ballots to the City Council at its meeting on Wednesday, August 8, 2007 at 10:00 a.m., or as soon thereafter as this matter may be heard, in the John Ferraro Council Chamber in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012. Depending on the result of the ballot tabulation, the City Council may consider adopting an ordinance renewing the District. At the public hearing to be held on Tuesday, August 7, 2007, the City Council will hear all interested persons for or against renewal of the District, the extent of the District, and the furnishing of specified types of improvements or activities and may correct minor defects in the proceedings.

Included with this notice are 1) a copy of the Management District Plan for the proposed District; 2) a copy of the Engineer's Report supporting the assessments; 3) the Ordinance of Intention to renew the District; 4) an assessment ballot; and 5) a summary of procedures for completion, return and tabulation of assessment ballots. The improvements and activities proposed for the District shall be funded by the levy of a special assessment on real property within the District. The boundaries of the District, the assessment formula, the total amount of the proposed assessment chargeable to the entire District, the duration of the payments, the reason for the assessment, the basis upon which the amount of the proposed assessment was calculated, and the amount chargeable to each parcel, are set forth in the Management District Plan, which is incorporated by reference as though fully set forth herein.

To complete the assessment ballot, the property owner should do the following: 1) verify that the information listed on the ballot is correct; 2) indicate his or her decision to either approve or disapprove of the District assessment by marking an "X" or other verifiable mark in the appropriate place; 3) sign the ballot; and 4) insert completed ballot into the secrecy envelope, place inside the return envelope and return it to the City Clerk's



Office at 200 North Spring Street, Room 224 Los Angeles, California 90012. Completed ballots may be returned to the City Clerk by mail or in person. The ballot must, however, be received by the City Clerk prior to the close of the public hearing. At the conclusion of the public hearing, the City Clerk will tabulate the ballots. The ballots will be weighted according to the proportional financial obligation of the affected property.

The City Council will not impose an assessment if there is a majority protest. A majority protest will exist if the assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment exceed the assessment ballots submitted, and not withdrawn, in its favor, weighting those assessment ballots by the amount of the proposed assessment to be imposed upon the identified parcel for which each assessment ballot was submitted.

Any person having a question or comment regarding City Council hearing proceedings, or regarding the renewal of the proposed District, may telephone the Special Assessments Section of the City Clerk's Office at (213) 978-1099 [facsimile (213) 978-1130] and state such question or comment to the Deputy City Clerk assigned to answer inquiries.

**Attachments:**

Management District Plan

Engineer's Report

Ordinance of Intention to Renew the District

Assessment Ballot

Procedures for Completion, Return, and Tabulation of Assessment Ballots

# **Figueroa Corridor Business Improvement District Management District Plan**

**For  
A Property Based  
Business Improvement District  
Figueroa Corridor District of  
Downtown Los Angeles**

**February 2007**

**Prepared By  
Urban Place Consulting Group, Inc.**

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**For the**  
**Figueroa Corridor Business Improvement District (District)**  
**Los Angeles, California**

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**Attachment**

**A. Engineer's Report**

## Section 1

### Management District Plan Summary

The name of the proposed renewed Property-based Business Improvement District is the Figueroa Corridor Business Improvement District (the "District"). The District is being established pursuant to Section 36600 et seq. of the California Streets and Highways Code, The "Property and Business Improvement District Law of 1994 as amended", hereinafter referred to as State Law.

Developed by the Figueroa Corridor Business Improvement District Board of Directors, the Figueroa Corridor Business Improvement District Management Plan is proposed to improve and convey special benefits to properties located within the Figueroa Corridor Business Improvement District area. The District will provide new and continued improvements and activities, including maintenance, security, development/communication and special programs to support the District property owners and continue the work begun with the establishment of the first District in 1998. Each of the programs is designed to meet the goals of the District; to improve the appearance and safety of the District, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services.

**Boundary:** See Section 2, Page 5 and map page 7.

**Budget:** The total District budget for the 2008 year of operation is approximately \$1,042,344 and is composed of the following elements: ✓

#### Improvements, Activities, Services:

**CLEAN and SAFE PROGRAMS** **\$871,844 84%**

##### Enhanced Security Programs:

A Figueroa Corridor Ambassador Program to deal with crime prevention and inappropriate conduct in the District.

- Day Time Bicycle Patrol
- Night Vehicle Patrol

##### Enhanced Maintenance Programs

- Sidewalk Sweeping
- Sidewalk Machine Scrubbing
- Graffiti & Handbill Removal
- Trash Removal

**COMMUNICATION/DEVELOPMENT PROGRAMS** **\$58,000 5%**

- Image and Marketing materials
- Special Events

- Planning Activities
- Grant Writing

**SPECIAL PROJECTS** **\$7,500** **1%**  
 Signage/Wayfinding  
 Public District Improvements

**ADVOCACY/ADMINISTRATION** **\$105,000** **10%**

**Method of Financing:** A levy of special assessments upon real property that receives special benefits from the improvements and activities. (See Section 4, for assessment methodology)

**Benefit Zones:** The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each parcel receives from the improvements. In order to match assessment rates to special benefits received, three service levels, or tiers, have been created within the Figueroa Corridor District. See section 2 for detailed description of Tiers.

**Cost:** Annual assessments are based upon an allocation of program costs by Tier and a calculation of assessable front footage. One property assessment variable, street front footage, will be used in the calculation. 2008 year assessments per front foot will not exceed:

	Tier 1	Tier 2	Tier 3
Street Front Footage	\$16.5799	\$12.7937	\$6.7823

**Cap:** Assessments will be subject to changes in the Los Angeles Consumer Price Index (CPI), for all urban consumers, annual increases not to exceed 5% per year. Increases will be determined by the business improvement district Owners' Association and will vary between 0 and 5% in any given year.

**District Formation:** District formation requires submission of favorable petitions from property owners representing more than 50% of total assessments to be paid and the return of mail ballots evidencing a majority of ballots cast in favor of the assessment. Ballots are weighted by each property owner's assessment as proportionate to the total proposed District assessment amount.

**Duration:** The District will have a 5-year life beginning January 1, 2008 and ending December 31, 2012.

**Governance:** The Figueroa Corridor Partnership non-profit corporation is defined as the District Owners' Association. The Owners' Association will review District budgets and policies annually within the limitations of the

Management District Plan. Annual and quarterly reports, financial statements and newsletters will be filed with the City of Los Angeles (City). The Owners' Association will oversee the day-to-day implementation of services as defined in the Management District Plan.

## **Section 2**

### **Figueroa Corridor Business Improvement District Boundaries**

#### **District Boundary**

The Figueroa Corridor Business Improvement District consists of property street front footage bounded roughly by Flower Street and Grand Avenue to the East, Martin Luther King, Jr. Boulevard to the South, Vermont Avenue and Hoover Street to the West and the Santa Monica Freeway to the North. Because of the linear nature of the District and the dominance of commercial corridors on Figueroa Street, Flower Street, Vermont Avenue and Hoover Street the District is organized around street front footage rather than land areas or building square footage. The following street frontage footage is located within the District:

- Both sides of Figueroa Street from the 10 Freeway to Martin Luther King Jr. Boulevard
- Both sides of Flower Street from the 10 Freeway to its termination at Figueroa Street and 38<sup>th</sup> Street
- Both sides of Georgia Street Between 17 Street and Washington Boulevard, Lovelace Street south of Washington Boulevard
- Both sides of 17<sup>th</sup> Street between Georgia Street and Figueroa Street
- Both sides of 18<sup>th</sup> Street between Georgia Street and Flower Street
- North side of Washington Boulevard between Georgia Street and Pembroke Lane
- South side of Washington Boulevard between Georgia Street and Grand Avenue
- Both sides of 20<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, 27<sup>th</sup>, 29<sup>th</sup>, 31<sup>st</sup>, 33<sup>rd</sup>, 37<sup>th</sup> Streets and 37<sup>th</sup> Place between Figueroa Street and Flower Street
- Both sides of 28<sup>th</sup> and 30<sup>th</sup> Streets from the west property line of property fronting on the west side of Figueroa Street to Flower Street
- South side of 23<sup>rd</sup> Street from St. James Place to Figueroa Street
- Both sides of 23<sup>rd</sup> Street from Figueroa Street to Grand Avenue
- Both sides of Adams Boulevard from Hoover Street to the 110 Freeway. North side of Adams Boulevard from the 110 Freeway to Grand Avenue.
- Both sides of 32<sup>nd</sup> Street from Royal Street to Figueroa Street
- Both sides of Jefferson Boulevard from the 110 Freeway to Royal Street
- The East side of Royal Street from 32<sup>nd</sup> Street to Jefferson Boulevard
- The North side of Jefferson Boulevard from Royal Street to 110 Freeway
- The South side of Jefferson Boulevard from Vermont Avenue to 110 Freeway and from Hope Street to Grand Avenue
- Both sides of Grand Avenue between Jefferson Boulevard and 35<sup>th</sup> Street

- The North side of 35<sup>th</sup> Street between Grand Avenue and the 110 Freeway
- The East side of Hope Street between 35th Street and Jefferson Boulevard
- Both sides of Exposition Boulevard from the 110 Freeway to Vermont Boulevard
- Both sides of Vermont Boulevard from Martin Luther King Jr. Boulevard to 30<sup>th</sup> Street
- Both sides of Hoover Street from Jefferson Boulevard to the 10 Freeway

## **Definition of Street Tiers**

### **Tier One includes:**

- All property fronting on Figueroa Street from the 10 Freeway to Exposition Boulevard
- All property fronting on the East side of Figueroa Street from Exposition Boulevard to Martin Luther King Jr. Boulevard.
- All property fronting on the East side of Vermont Avenue from Martin Luther King Jr. Boulevard to 33<sup>rd</sup> Place.
- All property fronting on both sides of Flower Street from Figueroa Street to the 10 Freeway, with the exception of Los Angeles Trade Tech property.
- All property fronting on the South side of Jefferson Boulevard between Hope Street and Grand Avenue.

### **Tier Two includes:**

- All property within the District fronting on Washington Boulevard from the 110 Freeway on the West and Grand Avenue on the East, with the exception of Los Angeles Trade Tech property.
- All property fronting on both sides of Jefferson Boulevard from the 110 Freeway to Royal Street with the exception of Shrine Auditorium property.
- All property fronting on the South side of Jefferson Boulevard from Royal Street to Vermont Avenue.
- All property fronting on 32<sup>nd</sup> Street from Figueroa Street to Royal Street, with the exception of Shrine Auditorium property.
- All property fronting on streets connecting between Flower Street and Figueroa Street.
- All property fronting on the North side of Adams Boulevard from Flower Street to Grand Avenue.
- All property fronting on both sides of Hoover Street from Jefferson Boulevard to the 10 Freeway.

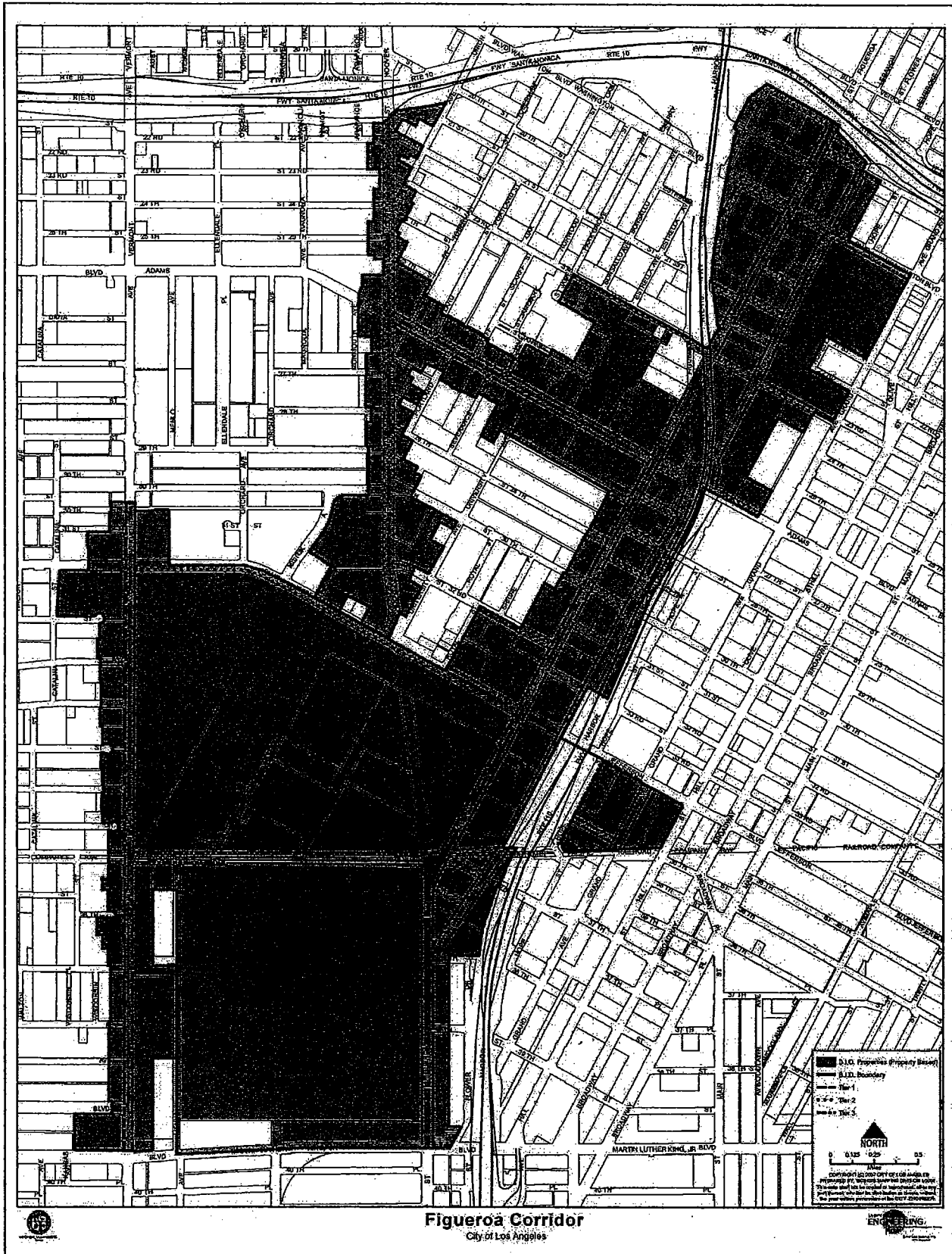
### **Tier Three includes:**

- Exposition Park frontage on Figueroa Street, Exposition Boulevard and Vermont Avenue.
- Trade Tech frontage on 23<sup>rd</sup> Street, Flower Street and Washington Boulevard.
- All property fronting on both sides of Adams Boulevard from Hoover Street to Figueroa Street.
- East side of Royal Street between Jefferson Boulevard and 32<sup>nd</sup> Street.
- Shrine Auditorium property on 32<sup>nd</sup> Street, Royal Street and Jefferson Boulevard.

**District Boundary Rationale**

The property uses within the general boundaries of the Figueroa Corridor Business Improvement District are a mix of commercial, education, religious, park and residential. Services and improvements provided by the District are primarily designed to provide special benefits to the commercial, education, religious and park properties. Properties fronting on streets that are primarily commercial in nature and act to support these property uses were included in the District. All property fronting on the streets defined as being within the District receive special benefits and are assessed regardless of property use.





### **Section 3**

#### **District Improvement and Activity Plan**

##### **Process to Establish the Improvement and Activity Plan**

Through a series of property owner meetings the Figueroa Corridor Business Improvement District Steering Committee collectively determined the priority for improvements and activities to be delivered by the business improvement district. The primary needs as determined by the property owners were: safety/security, maintenance, and communication. All of the improvements and activities detailed below are provided only to properties fronting on streets defined as being within the boundaries of the District and provide special benefit to the property owners of those properties within the proposed District. No improvement or activities are provided to properties outside the District boundaries. All benefits derived from the assessments outlined in this Management District Plan go only for services directly benefiting the property owners in this specialized zone in increased commerce and all the other goals and objectives of the District's purpose. Inasmuch as all services will be provided to the properties facing on those streets defined as being within the District boundaries and no services will be provided outside the District boundaries, any potential general benefits are intangible and not quantifiable. The total improvement and activity plan budget for 2008, which is funded entirely by property assessments, is projected at \$1,042,344 made up of the following components.

##### **SAFE AND CLEAN PROGRAMS**

**\$871,844**

##### **Figueroa Corridor District Safety Ambassador Program.**

The Figueroa Corridor Business Improvement District Safety Program will provide security services for the property owners located within the District in the form of patrolling bicycle personnel, nighttime vehicle personnel and walking ambassadors. The purpose of the Safety Ambassador Program is to prevent, deter and report illegal activities. The presence of the Safety Ambassador Program is intended to deter such illegal activities as public urination, indecent exposure, trespassing, drinking in public, prostitution, illegal panhandling, illegal vending, and illegal dumping. The Program will supplement, not replace, other ongoing police, security and patrol efforts within the District. The Safety Ambassador Program will maintain communication with the University of Southern California security and Los Angeles Police Department (LAPD) area patrols and intends to report illegal activities to the LAPD. The Safety Ambassador Program will only provide its services within the District boundaries.

##### **Bicycle Patrol**

The Bike Patrol deters aggressive panhandling and other unsuitable street behavior. Their presence is a deterrent to theft and burglary from motor vehicles; however the service does not completely prevent these crimes. They also deter and report illegal street vending, illegal dumping and street code violations. They handle a myriad of quality of life problems including: drinking in public, urinating in public, indecent exposure, trespassing, prostitution observations, scavenging and shopping cart confiscation. They perform goodwill gestures such as helping

lost persons and conducting tours. Bike Patrols also assist with traffic control in the event of accidents, fires or unusual occurrences. The safety patrol will only provide service to street front footage within District boundaries.

### **Night Time Vehicle Patrol**

The Night Patrol drives along street frontages to observe property within the District boundaries. The night patrol works to prevent inappropriate behavior from taking place on the streets, sidewalks, storefronts, parking lots and alleys. They work to prevent graffiti. The Patrol works to prevent illegal dumping, burglary, vandalism and other crimes against property. They respond to alarms and maintain communication with LAPD area patrols. They respond to calls for assistance from tenants and property owners. The vehicle patrol will only provide service to street frontages within District boundaries in order to support existing businesses and attract increased customer usage.

### **Figueroa Corridor District Clean Team**

In order to consistently deal with maintenance issues, a Maintenance Program will be established. In order to effectively deal with the many maintenance issues, in the District, a multi-dimensional approach has been developed consisting of the following elements. The clean team will only provide service to street frontages within District boundaries, which includes:

**Sidewalk Maintenance:** Tier 1 & 2 Streets Only. Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District.

**Trash Collection:** All Tiers. Collector truck personnel collect trash from trash receptacles.

**Alley Maintenance:** All Tiers. The clean team and safety patrols each have responsibility in this area. Safety personnel encourage and report property and business owners' compliance of City code issues relating to cleanliness of sidewalks, alleys and illegal dumping. The clean team clears the alley of debris when a responsible party cannot be found for illegal dumping or other violations.

**Graffiti Removal:** All Tiers. Painters remove graffiti by painting, using solvent and pressure washing. The District maintains a zero tolerance graffiti policy. All tags are removed within 24 hours weekdays.

**Weed Abatement:** Tier 1 & 2 Streets Only. Weeds are removed as they become unsightly or by special request.

**Paper Sign and Handbill Removal:** All Tiers. Paper signs and handbills that are scotch taped or glued on public property, utility boxes, poles and telephones are removed by hand or when necessary by high-pressure hose.

**Special Collections: All Tiers.** District trucks are often called to assist LAPD to dispose of illegal food vendors' inventory. They are also dispatched to collect stolen shopping carts and large bulky items illegally dumped in the District.

**Maintenance Problems Requiring Third Party Intervention:** Problems are monitored that create blighted or unsafe conditions in the District, but are outside of the jurisdiction of the District to repair. Requests are made to the responsible party for repair. Types of problems include blocked or damaged sewers or drains, damaged sidewalks/streets/alleys, non-operating streetlights, damaged or missing street signs, etc.

#### **COMMUNICATION AND DEVELOPMENT PROGRAMS      \$58,000**

It is important to not only provide the services needed in the District, but to tell the story of improvement in the District. Some of the communication/development programs currently in place or being considered are:

- Figueroa Corridor Business Improvement District portion of a Downtown wide signage program
- Image and Communication programs
  - Quarterly Newsletter
  - Figueroa Corridor Business Improvement District Web Site
  - Business Directory
  - Figueroa Corridor Business Improvement District Map
  - Public and Media Relations
  - Development of Figueroa Corridor Business Improvement District Image Pieces
- Economic Development and Business Recruitment/Retention

#### **SPECIAL PROJECTS**

**\$7500**

The Special Projects budget is reserved for opportunities and additional projects that present themselves during the life of the District. All special projects are designed to enhance the assets and the image of the District. Special project funds will only be used to specially benefit parcels within the District.

#### **ADVOCACY AND ADMINISTRATION**

**\$105,000**

The Figueroa Corridor Business Improvement District improvements and activities are managed by a professional staff that requires centralized administrative support. The District's services are delivered 16 hours a day, seven days a week by management staff. Management staff actively advocates on behalf of the District property owners to insure that City and County services and policies support the District. Costs to renew the District may be included in the administrative budget.

## **FIVE YEAR OPERATING BUDGET**

A projected five-year operating budget for the Figueroa Corridor Business Improvement District is provided below. The projections are based upon the following assumptions.

Assessments will be subject to changes in the Los Angeles Consumer Price Index (CPI), for all urban consumers, annual increases not to exceed 5% per year. Increases will be determined by the District Owners Association and will vary between 0 and 5% in any given year. Assessment increases may not exceed the actual CPI increase in any given year. The projections below illustrate a maximum 5% annual increase.

Revenues for specific programs may be reallocated from, year-to-year, among District activities within a 10% range. Budget reallocations above 10% must be approved by the City. However, the overall budget shall remain consistent with this Management District Plan.

### **Five Year Budget Projections\***

<b>Item</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
<b>Clean &amp; Safe</b>	<b>\$ 871,844</b>	<b>\$ 915,436</b>	<b>\$ 961,208</b>	<b>\$1,009,268</b>	<b>\$1,059,732</b>
<b>Communication/Dev</b>	<b>\$ 58,000</b>	<b>\$ 60,900</b>	<b>\$ 63,945</b>	<b>\$ 67,142</b>	<b>\$ 70,499</b>
<b>Special Projects</b>	<b>\$ 7,500</b>	<b>\$ 7,875</b>	<b>\$ 8,269</b>	<b>\$ 8,682</b>	<b>\$ 9,116</b>
<b>Administration</b>	<b>\$ 105,000</b>	<b>\$ 110,250</b>	<b>\$ 115,763</b>	<b>\$ 121,551</b>	<b>\$ 127,628</b>
<b>Total Budget</b>	<b>\$1,042,344</b>	<b>\$1,094,461</b>	<b>\$1,149,184</b>	<b>\$1,206,643</b>	<b>\$1,266,976</b>

#### **\*Assumes 5% yearly CPI increase**

Note: Any accrued interest or delinquent payments will be expended in the above categories.

## **Section 4**

### **Assessment Methodology**

The methodology to levy assessments upon real property that benefit from the improvements and activities for the Figueroa Corridor Business Improvement District uses Street Front Footage as the only assessment variable. This reflects the fact that services delivered to properties in the District benefit properties in relation to their exposure on the streets. The streets have been classified in three tiers because of a differing need for services and a different level of use of the streets within the District. Each tier receives a different level of services and has a different level of assessment. See Attachment A for Engineer's Report.

Properties are assessed for all street frontages. Properties with more than one street frontage such as corner lots or whole block parcels are assessed for the sum of all the parcels' street frontage.

### **Service Cost Allocations**

Because of the difference in types of use and need for varying levels of service within the District to attain the same level of safety and cleanliness, three tiers classifying street front footage with differing assessment rates have been established. The levels of appropriate service delivery within each tier were determined by analyzing current service delivery needs and projecting future needs over the term of the District in order to produce a common level of safety and cleanliness throughout the District. Each tier's assessment rate was calculated by determining the expense for the services provided in that area and then spreading the expenses over the total assessable Street Front Footage for that Tier.

### **Calculation of Assessments**

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of an improvement or the maintenance and operation expenses of an improvement or for the cost of the property service being provided. Due to the proportionate special benefits received by these parcels from the District services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received. Only special benefits are assessable and these benefits must be separated from any general benefits.

The preceding methodology is applied to a database that has been constructed by the Figueroa Corridor Business Improvement District Property Owners and its consultant team. The process for compiling the property database includes the following steps:

- Property data was first obtained from the County of Los Angeles Assessor's Office.
- A database was submitted to the City Clerk's office for verification.
- A list of properties to be included within the District is provided in Section 7.

Tier One Street Frontage = 28,649 ft

Tier Two Street Frontage = 31,469 ft

Tier Three Street Frontage = 24,290 ft  
 Total District Street Footage = 84,408 ft

Based upon the methodology as set forth above, first year assessments are established as follows.

Assessment Per Street Footage	Tier 1 \$16.5799	Tier 2 \$12.7937	Tier 3 \$6.7823
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Calculation Formula:

Total Street Footage X Appropriate Tier Rate = Parcel Assessment

Parcels having more than one street frontage, for example corner parcels, may be assessed at different tier rates for each street footage. The total of all street footage assessments for each parcel constitutes the total assessment for that parcel.

### Maximum Annual Assessment Adjustments

#### CPI Adjustments

Assessments will be subject to changes in the Los Angeles Consumer Price Index (CPI), for all urban consumers, annual increases not to exceed 5% per year. Assessment increases will be determined by the Owners' Association (Board) and will vary between 0 and 5% in any given year. Increases may not exceed the actual CPI increase in any given year. The projections below illustrate a maximum 5% annual increase.

#### Maximum Assessment Table

Assessment Rate	2008	2009	2010	2011	2012
Tier One	\$16.5799	\$17.4089	\$18.2793	\$19.1933	\$20.1530
Tier Two	\$12.7937	\$13.4334	\$14.1051	\$14.8103	\$15.5508
Tier Three	\$6.7823	\$7.1214	\$7.4775	\$7.8514	\$8.2439

#### Budget Adjustments

Any annual budget surplus or deficit will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the CPI, to adjust for surpluses or deficits that are carried forward. Upon the termination of this District any remaining revenues shall be transferred to the renewed District, if one is established, pursuant to Streets and Highways Code Section 36660 (b). Unexpended funds will be returned to property owners if the District is not renewed.

#### Time and Manner for Collecting Assessments

As provided by State law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. The Los Angeles City Clerk's office will direct bill any property owners whose special assessment does not appear on the tax rolls.

The assessments shall be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Los Angeles. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax.

However, assessments may be billed directly by the City for the fiscal year of operation and then by the County for all subsequent years. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year. The "property owner" means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City.

### **Disestablishment**

California State Law Section 36670 provides for the disestablishment of a District.

### **Government Assessments**

Proposition 218, also known as "The Right to Vote on Taxes Act" states *"Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate a clear and convincing evidence that those publicly owned parcels in fact receive no benefit."* All parcels in the District are assessed on their total street front footage and receive special benefits around the perimeter of those parcels that increase the aesthetic value for that parcel. It has been proposed that all government agencies pay each agency's "fair share" of assessment.

The Figueroa Corridor Business Improvement District Management Plan assumes that the City of Los Angeles and other government entities will pay assessments for property owned within the boundaries of the District. Article XIII D of the California Constitution was added in November of 1996 to provide for these payments.

It is our opinion that all parcels within the District, including government owned parcels, receive the same level of special benefit as all other properties in the District from the proposed improvements and activities. Therefore, the government owned parcels are apportioned their fair share of the project costs, based on the same assessment formula applied to all other parcels in the District.

According to California Constitution, Article XIII D, Section 4, parcels within the District that are owned or used by a public agency shall not be exempt from the assessment unless City Council finds, by clear and convincing evidence, that the publicly owned parcels in fact receive no benefit.

## **Section 5**

### **District Rules and Regulations**

Pursuant to the Property and Business Improvement law of 1994, as amended, a business improvement district may establish rules and regulations that uniquely apply to the District. The District has adopted the following rules:



- **Competitive Procurement Process**

The Owner's Association shall develop a policy for competitive bidding when purchasing substantial amounts of services, products and/or equipment. The policy will aim to maximize service, quality, efficiency and cost effectiveness.

- **Treatment of Residential Housing**

In accordance with Section 36632 (c) of the California Streets and Highways Code, properties zoned solely for residential or agricultural use are conclusively presumed not to receive special benefit from the improvements and service funded through the assessments of the District and are not subject to any assessment pursuant to Section 36632 (c). Therefore, properties zoned solely for residential or agricultural use within the boundaries of the District, if any, will not be assessed. The District does not contain any parcels that are zoned solely for residential or agricultural use.

### **Bonds**

The Owners' Association will not issue bonds to finance any services or improvements in the District.

### **Section 6**

#### **Implementation Timetable**

The Figueroa Corridor Business Improvement District is expected to be established and begin implementation of the Management District Plan on January 1, 2008. Consistent with State law the Figueroa Corridor Business Improvement District will initially have a five-year life through December 31, 2012.

## Section 7

### Parcel Number Assessment Roll

APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5037-027-933	State of Calif. (expo.park)	0	0	121	\$ 820.66	0.09%
5037-028-912	State of Calif. (expo.park)	0	0	50	\$ 339.12	0.04%
5037-028-913	State of Calif. (expo.park)	0	0	50	\$ 339.12	0.04%
5037-028-914	State of Calif. (expo.park)	0	0	50	\$ 339.12	0.04%
5037-027-915	State of California (expo park)	0	0	540	\$ 3,662.44	0.39%
5037-027-910	State of California (expo. park)	0	0	186	\$ 1,261.51	0.14%
5037-027-937	State of California 6th District(expo. park)	0	0	720	\$ 4,883.26	0.52%
5037-027-923	State of California, 6th Dist. Agr. Assn. (expo.park)	0	0	720	\$ 4,883.26	0.52%
5037-027-927	State of California, 6th Dist. Agr. Assn. (expo.park)	0	0	550	\$ 3,730.27	0.40%
5037-028-900	State of California, 6th Dist. Agr. Assn. (expo.park)	0	0	175	\$ 1,186.90	0.13%
5037-028-901	State of California, 6th Dist. Agr. Assn. (expo.park)	0	0	493	\$ 3,343.67	0.36%
5037-028-904	State of California, 6th Dist. Agr. Assn. (expo.park)	0	0	350	\$ 2,373.81	0.25%
5037-028-905	State of California, 6th Dist. Agr. Assn. (expo.park)	0	0	1659	\$ 11,251.84	1.21%
	<b>Total State of Calif. (expo.park)</b>				<b>\$ 38,414.95</b>	<b>4.12%</b>
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5037-030-901	State of California	52	0	0	\$ 862.15	0.09%
	<b>Total State of California</b>				<b>\$ 862.15</b>	<b>0.09%</b>
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5037-027-929	LA City Memorial Coliseum (expo.park)	0	0	100	\$ 678.23	0.07%
	<b>Total LA City Memorial Coliseum (expo.park)</b>				<b>\$ 678.23</b>	<b>0.07%</b>
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5037-028-908	California Science Center (expo park)	0	0	1033	\$ 7,006.12	0.75%
5037-028-907	California Science Center (expo. park)	0	0	199	\$ 1,349.68	0.14%
	<b>Total California Science Center (expo park)</b>				<b>\$ 8,355.79</b>	<b>0.90%</b>
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5126-001-900	Los Angeles Unified School District	0	514	0	\$ 6,575.96	0.71%
	<b>Total Los Angeles Unified School District</b>				<b>\$ 6,575.96</b>	<b>0.71%</b>
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5037-024-900	Los Angeles County	236	0	0	\$ 3,912.86	0.42%
5126-009-900	Los Angeles County	150	0	0	\$ 2,486.99	0.27%
5126-009-901	Los Angeles County	100	0	0	\$ 1,657.99	0.18%
5126-009-902	Los Angeles County	50	0	0	\$ 829.00	0.09%
5126-009-903	Los Angeles County	50	0	0	\$ 829.00	0.09%
	<b>Total Los Angeles County</b>				<b>\$ 9,715.82</b>	<b>1.04%</b>
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5126-014-904	LA Community College Dist. (la trade tech)	0	0	2936	\$ 19,912.83	2.14%

5126-011-900	LA Community College District	134	132	0	\$ 3,910.48	0.42%
5126-011-901	LA Community College District	50	0	0	\$ 829.00	0.09%
	<b>Total LA Community College District</b>				<b>\$ 24,652.30</b>	<b>2.65%</b>
<b>APN</b>	<b>Owner</b>	<b>Tier1 FF</b>	<b>Tier2 FF</b>	<b>Tier3 FF</b>	<b>08 Asmt</b>	<b>%</b>
5040-030-905	City of LA	196	0	0	\$ 3,249.66	0.35%
5124-001-900	City of LA	0	411	0	\$ 5,258.21	0.56%
5124-008-904	City of LA	0	53	0	\$ 678.07	0.07%
5124-008-902	City of LA	0	53	0	\$ 678.07	0.07%
5124-008-903	City of LA	0	54	0	\$ 690.86	0.07%
5124-009-902	City of LA	0	253	0	\$ 3,236.81	0.35%
5124-009-903	City of LA	0	160	170	\$ 3,199.98	0.34%
5123-008-909	City of LA	0	96	0	\$ 1,228.20	0.13%
5037-027-924	City of LA (expo.park)	0	0	60	\$ 406.94	0.04%
5037-028-902	City of LA (expo.park)	0	0	365	\$ 2,475.54	0.27%
	<b>Total City of LA</b>				<b>\$ 21,102.32</b>	<b>2.26%</b>
	<b>Total Government Owned Assessments</b>				<b>\$110,357.61</b>	<b>11.84%</b>

APN	Owner	Tier1	Tier2	Tier3	2008 Assessment
5055-022-034	1105 Adams LLC	0	289	0	\$ 3,697.38
5126-009-013	Auto Center LLC	50	0	0	\$ 829.00
5126-009-014	Auto Center LLC	62	0	0	\$ 1,027.95
5126-009-016	Auto Center LLC	50	0	0	\$ 829.00
5124-002-021	2023 Union LLC	0	127	0	\$ 1,624.80
5126-006-007	2222 South Figueroa LLC	0	50	0	\$ 639.69
5126-006-016	2222 South Figueroa LLC	120	250	0	\$ 5,188.01
5126-006-017	2222 South Figueroa LLC	110	104	0	\$ 3,154.33
5126-006-018	2222 South Figueroa LLC	173	68	0	\$ 3,738.29
5123-001-002	224 S. Santa Ana Ave., c/o Rao Yalamanchili	0	0	100	\$ 678.23
5126-005-004	2315 South Flower Street Corp	60	0	0	\$ 994.79
5123-020-008	3019 South Flower Street LLC	155	22	0	\$ 2,851.35
5123-020-005	Figueroa Retail LLC	0	55	0	\$ 703.65
5123-020-006	Figueroa Retail LLC	0	65	0	\$ 831.59
5123-020-007	Figueroa Retail LLC	158	64	0	\$ 3,438.42
5123-019-010	424 W. Brown Road LLC	62	50	0	\$ 1,667.64
5126-001-012	626 Partners	0	40	0	\$ 511.75
5123-005-017	948 Dunsmuir LLC	0	106	0	\$ 1,356.13
5123-015-016	ACSC Management Services Inc. (Auto Club)	270	150	0	\$ 6,395.63
5123-017-004	ACSC Management Services Inc. (Auto Club)	86	0	0	\$ 1,425.87
5123-017-007	ACSC Management Services Inc. (Auto Club)	280	0	839	\$ 10,332.72
5124-025-009	ACSC Management Services Inc. (Auto Club)	0	0	239	\$ 1,620.97
5123-009-009	Al Malaikah Auditorium Co	0	0	129	\$ 874.92
5123-009-010	Al Malaikah Auditorium Co	0	0	129	\$ 874.92
5123-009-017	Al Malaikah Auditorium Co	0	0	805	\$ 5,459.75
5123-009-028	Al Malaikah Auditorium Co	0	0	340	\$ 2,305.98
5055-020-001	Alam Mohamad	0	122	0	\$ 1,560.83
5123-019-027	American Button Mfg Co Inc	58	140	0	\$ 2,752.75
5126-010-005	Anderson & Swanson Co	67	0	0	\$ 1,110.85
5126-010-006	Anderson & Swanson Co	15	0	0	\$ 248.70
5126-003-024	Anderson Family Trust	100	0	0	\$ 1,657.99

5124-007-016	Anne Merelie Murrell	0	105	0	\$	1,343.34
5123-008-016	Archdiocese of LA Educ	0	131	0	\$	1,675.97
5126-001-013	Figueroa Center LLC	0	46	0	\$	588.51
5037-031-017	Arroyo Pedro Sr & Julia & Gerardo/TR	50	0	0	\$	829.00
5037-018-044	Rada Ent Inc	138	0	0	\$	2,288.03
5055-029-002	Austin Ester & Anna M	0	58	0	\$	742.03
5126-009-012	Auto Center LLC	50	0	0	\$	829.00
5037-031-018	Balandran Ignacio & Maria/EA Carmona Irma C	50	0	0	\$	829.00
5123-015-001	Bank Of America NT & SA	100	170	0	\$	3,832.92
5126-002-014	Barnett Gill A. and Sharon M/TR	0	230	0	\$	2,942.55
5124-001-011	Basdeo Robindra N	0	125	0	\$	1,599.21
5123-001-402	Bentley 1619 Partners LLC	0	50	0	\$	639.69
5037-031-013	Birndorf Robert T. & Vivian	75	0	0	\$	1,243.49
5037-031-014	Birndorf Robert T. & Vivian	50	0	0	\$	829.00
5037-031-023	Birndorf Robert T. & Vivian	75	0	0	\$	1,243.49
5123-018-014	Boand Nicole/EA	14	0	0	\$	232.12
5123-018-015	Boand Nicole/EA	62	107	0	\$	2,396.88
5123-018-020	Boand Nicole/EA	0	50	0	\$	639.69
5123-018-022	Boand Nicole/EA	0	57	0	\$	729.24
5123-014-021	Burke Michael & Daniel Partnership	244	175	0	\$	6,284.39
5123-009-008	C & D Shammas Realty D SH	141	0	0	\$	2,337.77
5123-009-011	C & D Shammas Realty D SH	141	0	0	\$	2,337.77
5123-018-008	Nelson Valladares	53	128	0	\$	2,516.33
5126-001-010	C & D Shammas Realty D SH	0	35	0	\$	447.78
5126-001-011	C & D Shammas Realty D SH	0	70	0	\$	895.56
5126-002-001	C & D Shammas Realty D SH	0	276	0	\$	3,531.06
5126-002-002	C & D Shammas Realty D SH	0	196	0	\$	2,507.57
5126-002-003	C & D Shammas Realty D SH	0	38	0	\$	486.16
5126-002-004	C & D Shammas Realty D SH	0	170	0	\$	2,174.93
5126-002-005	C & D Shammas Realty D SH	0	40	0	\$	511.75
5126-002-007	C & D Shammas Realty D SH	0	226	0	\$	2,891.38
5126-002-008	C & D Shammas Realty D SH	100	155	0	\$	3,641.01
5126-002-013	C & D Shammas Realty D SH	0	218	0	\$	2,789.03
5126-009-015	C & D Shammas Realty D SH	71	150	0	\$	3,096.23
5126-003-017	Calif Tool Co	132	140	0	\$	3,979.66
5055-029-003	Calliope Carilas Foundation	0	58	0	\$	742.03
5037-022-002	Calvin Luckett & Judi Hershler	50	0	0	\$	829.00
5040-029-025	Campus Plaza LLC	337	0	0	\$	5,587.43
5123-001-023	Casa de Rosas	0	274	200	\$	4,861.93
5037-032-025	CAST Real Estate	50	0	0	\$	829.00
5037-032-026	CAST Real Estate	50	0	0	\$	829.00
5037-032-027	CAST Real Estate	50	0	0	\$	829.00
5037-032-030	CAST Real Estate	50	0	0	\$	829.00
5037-032-031	CAST Real Estate	50	0	0	\$	829.00
5037-032-033	CAST Real Estate	60	0	0	\$	994.79
5037-032-040	CAST Real Estate	235	154	0	\$	5,866.51
5124-025-001	Catholic Foreign Missions & Mis of A	0	0	150	\$	1,017.35
5040-028-027	CBG University Garden LP	446	0	0	\$	7,394.64
5055-019-042	Chen Weng Ching	0	256	0	\$	3,275.19
5123-022-026	Chevron USA Inc	167	186	0	\$	5,148.47
5126-009-018	Chevron USA Inc	144	135	0	\$	4,114.66
5126-003-025	Chrysler Realty Co LLC	180	254	0	\$	6,233.98
5037-019-051	Community Resource & Talent Development Inc.	55	0	0	\$	911.89
5037-019-052	Community Resource & Talent Development Inc.	60	0	0	\$	994.79
5037-019-053	Community Resource & Talent Development Inc.	40	0	0	\$	663.20

5037-019-055	Community Resource & Talent Development Inc.	40	0	0	\$	663.20
5037-019-056	Community Resource & Talent Development Inc.	40	0	0	\$	663.20
5037-019-057	Community Resource & Talent Development Inc.	80	0	0	\$	1,326.39
5037-019-058	Community Resource & Talent Development Inc.	38	0	0	\$	630.04
5037-019-054	Community Resource & Talent Development Inc.	80	0	0	\$	1,326.39
5037-024-028	Community Resource & Talent Development Inc.	98	0	0	\$	1,624.83
5124-026-004	Congregation of the Mission in Calif	148	0	0	\$	2,453.83
5124-026-008	Congregation of the Mission in Calif	0	0	100	\$	678.23
5124-026-013	Congregation of the Mission in Calif	0	0	140	\$	949.52
5124-027-016	Congregation of the Mission in Calif	222	175	0	\$	5,919.64
5040-026-044	Corp. of Presiding Bishop O, Christ of Latter Day Sts.	281	0	0	\$	4,658.95
5124-028-006	De Paul Center	0	15	0	\$	191.91
5126-011-017	Desser Alan & Shirley Trust	50	0	0	\$	829.00
5126-003-019	Dhillon Rajpal S	0	307	0	\$	3,927.67
5124-027-015	Dinur Eliav & Holly	180	0	0	\$	2,984.38
5055-028-001	Dorr, Edward & Ann	0	55	0	\$	703.65
5055-029-005	Draper Scott, Draper Trust	0	61	0	\$	780.42
5037-018-055	Expo. Park W. Asset Leasing	430	0	0	\$	7,129.36
5126-005-001	Faiola Alan & Barbara A/TR	0	98	0	\$	1,253.78
5123-020-004	Felix LLC	159	150	0	\$	4,555.26
5123-020-023	Felix LLC	101	0	0	\$	1,674.57
5055-020-027	Fong Family 2006 Trust	0	118	0	\$	1,509.66
5123-018-023	Forthmann Estate Co	133	99	0	\$	3,471.70
5055-027-004	Garcia Rafael/Gutman Sergio	0	100	0	\$	1,279.37
5037-030-023	Garrett Gardens Inc. c/o Anne Merelie Murrell	382	0	0	\$	6,333.52
5126-011-020	Glucksman Trust PT/TR	104	121	0	\$	3,272.35
5126-003-026	Hankey Don R/TR Don Hankey Trust DBA	295	163	0	\$	6,976.44
5126-003-028	Hankey Don Trust/TR	181	59	0	\$	3,755.79
5126-006-004	Hankey Investment Company	0	50	0	\$	639.69
5126-006-013	Hankey Investment Company	100	200	0	\$	4,216.73
5126-006-014	Hankey Investment Company	63	0	0	\$	1,044.53
5123-005-028	Hebrew Union College	0	271	0	\$	3,467.09
5123-005-027	Hebrew Union College	0	276	0	\$	3,531.06
5126-008-009	Hirami Hideko/TR	100	134	0	\$	3,372.35
5037-031-020	Hizami 1990 Trust	50	0	0	\$	829.00
5037-031-021	Hizami 1990 Trust	50	0	0	\$	829.00
5037-031-019	Hizami Ishai J & Family	50	0	0	\$	829.00
5037-032-045	Hizami Ishai J & Family Trust/TR	124	0	0	\$	2,055.91
5123-020-024	Huang Jackson T Co-TR/EA Liao K L & I C Liao Trust	110	0	0	\$	1,823.79
5123-020-025	Huang Jackson T Co-TR/EA Liao K L & I C Liao Trust	101	135	0	\$	3,401.72
5123-020-028	Ickovics Trust	147	165	0	\$	4,548.21
5123-014-016	Jack in the box	113	160	0	\$	3,920.52
5126-001-014	Jewell Charlotte E & Trust/TR	0	45	0	\$	575.72
5123-003-022	John Tracy Clinic	0	0	388	\$	2,631.53
5037-022-003	Jose & Maria Hernandes	54	0	0	\$	895.31
5037-022-004	Jose & Maria Hernandes	108	0	0	\$	1,790.63
5037-029-017	JPGR Housing LLC	121	101	0	\$	3,298.33
5037-029-001	JPGR Housing LLC	684	0	0	\$	11,340.65
5037-029-002	JPGR Housing LLC	127	143	0	\$	3,935.15
5037-029-016	JPGR Housing LLC	0	40	0	\$	511.75
5123-010-004	Kahenassa Ramin & Shirin Z	120	0	0	\$	1,989.59
5124-010-020	KANTHAK IRVIN L TRUST	0	0	100	\$	678.23
5126-007-008	Kastner Family LP/TR	117	138	0	\$	3,705.38

5126-007-019	Kastner Sidney D & Linda D/TR	117	126	0	\$	3,551.85
5123-018-018	KCH Holdings LLC	0	50	0	\$	639.69
5123-018-019	KCH Holdings LLC	132	63	0	\$	2,994.55
5123-018-031	KCH Holdings LLC	133	233	0	\$	5,186.06
5123-010-027	Kim Keun S & Bok K	132	185	0	\$	4,555.38
5037-018-009	LA Child Guidance Clinic	150	0	0	\$	2,486.99
5037-018-014	LA Child Guidance Clinic	50	0	0	\$	829.00
5037-018-054	LA Child Guidance Clinic	50	0	0	\$	829.00
5123-020-009	Lagarica, Guillermo	0	50	0	\$	639.69
5055-029-004	Lawrence Thomas Family	0	55	0	\$	703.65
5055-021-025	Lee Benton & Bonne/Wong Glen	0	59	0	\$	754.83
5055-022-031	Lee Eileen C	0	156	0	\$	1,995.82
5037-018-006	Leslie & Carla Dunlap	50	0	0	\$	829.00
5124-027-017	Lewkowicz & Elhiani Trust	120	0	0	\$	1,989.59
5126-001-017	Figueroa Center LLC	315	416	0	\$	10,544.85
5123-018-032	Long Ashley E	66	0	0	\$	1,094.27
5040-026-046	LA Child Guidance Clinic	125	0	0	\$	2,072.49
5123-008-018	Los Angeles Hillel Council	0	172	0	\$	2,200.52
5126-005-005	Palmer of Flower St Properties	60	0	0	\$	994.79
5126-005-006	Palmer of Flower St Properties	60	0	0	\$	994.79
5126-005-007	Palmer of Flower St Properties	83	0	0	\$	1,376.13
5126-017-018	Los Angeles Orthopaedic Hospital Foundation	557	217	0	\$	12,011.24
5126-017-017	Palmer of Flower St Properties	479	296	0	\$	11,728.71
5126-018-032	Palmer of Flower St Properties	0	190	0	\$	2,430.80
5126-018-035	Palmer of Flower St Properties	0	190	0	\$	2,430.80
5055-024-004	Lubisch, Mary	0	50	0	\$	639.69
5123-019-019	Hoisaman, Rachel	94	105	0	\$	2,901.85
5124-001-012	Mal Sook Kim	0	114	0	\$	1,458.48
5126-011-015	May Marvin I/TR May Pulcini Trust	34	0	0	\$	563.72
5123-004-435	Mayeda, Toyone & Ann	0	8	0	\$	102.35
5123-020-018	McIntire Margaret E & Trust/TR	0	47	0	\$	601.30
5123-020-020	McIntire Margaret E & Trust/TR	0	45	0	\$	575.72
5123-020-022	McIntire Margaret E & Trust/TR	94	0	0	\$	1,558.51
5126-003-029	Miller David	85	50	0	\$	2,048.98
5124-025-010	Mount St Mary's College DE	0	0	273	\$	1,851.57
5124-029-011	Mount St Mary's College DE	0	140	254	\$	3,513.82
5124-029-016	Mount St Mary's College DE	0	173	0	\$	2,213.31
5055-021-026	Murrell Anne Merelle/George A Murrell Inc/Tr	0	59	0	\$	754.83
5055-028-002	Murrell George A/Murrell Trust	0	60	0	\$	767.62
5123-019-011	New Aster Enterprises	52	0	0	\$	862.15
5123-019-012	New Aster Enterprises	53	155	0	\$	2,861.76
5126-007-011	Nikayin Saeed & S & A/TR	0	60	0	\$	767.62
5126-007-022	Nikayin Saeed & S & A/TR	220	360	0	\$	8,253.31
5040-033-028	Omar Abn Al Khattab Foundation	219	0	0	\$	3,631.00
5123-019-004	Panda Express Inc.	73	176	0	\$	3,462.02
5126-009-002	Perez Conrado & Juana	50	0	0	\$	829.00
5126-009-003	Perez Conrado & Juana	50	0	0	\$	829.00
5126-009-004	Perez Conrado & Juana	50	0	0	\$	829.00
5123-020-001	Poursalimi Mehrdad	106	150	0	\$	3,676.52
5123-010-026	Poyer John P CO-TR & J F M Lombardi TRUS/EA	180	0	0	\$	2,984.38
5037-032-028	Quan Henry/EA	50	0	0	\$	829.00
5123-020-011	Raul Sanchez	0	50	0	\$	639.69
5037-031-015	Reeves Larkin B & Family Trust/TR	50	0	0	\$	829.00
5037-031-016	Reeves Larkin B & Family Trust/TR	50	0	0	\$	829.00

5037-032-022	Reeves Larkin B & Family Trust/TR	50	0	0	\$	829.00
5037-032-023	Reeves Larkin B & Family Trust/TR	50	0	0	\$	829.00
5037-032-024	Reeves Larkin B & Family Trust/TR	50	0	0	\$	829.00
5037-032-029	Reeves Larkin B & Family Trust/TR	50	0	0	\$	829.00
5037-032-032	Reeves Larkin B & Family Trust/TR	50	0	0	\$	829.00
5126-009-006	Rivera Mauricio E & Carmen L	48	150	0	\$	2,714.89
5124-026-006	Roman Catholic Archbishop Of LA	0	0	98	\$	664.67
5124-029-017	Roman Catholic Archbishop Of LA	0	685	0	\$	8,763.68
5123-019-025	Rose Hen Corp. McDonalds 3358	296	301	0	\$	8,758.55
5055-028-003	Row Apartments Inc	0	105	0	\$	1,343.34
5123-019-014	Sadamura Yukio & Family Trust/TR	45	0	0	\$	746.10
5123-019-016	Sadamura Yukio & Family Trust/TR	53	0	0	\$	878.73
5037-026-017	Scarlotti LLC/Expo Ct LLC	77	0	0	\$	1,276.65
5037-026-018	Scarlotti LLC/Expo Ct LLC	222	0	0	\$	3,680.74
5126-011-013	Schwarzblatt & Sirebrenik & Sireb PART	58	0	0	\$	961.63
5126-011-014	Schwarzblatt & Sirebrenik & Sireb PART	58	0	0	\$	961.63
5123-001-406	Second Church of Christ Scientist of LA	0	150	0	\$	1,919.06
5123-001-004	Second Church of Christ Scientist of LA	0	0	200	\$	1,356.46
5126-002-009	Shammas Carole, Shammas Diane	246	195	0	\$	6,573.43
5126-001-009	Shammas Diane S/TR Shammas Carole C/Trust	0	35	0	\$	447.78
5123-019-005	Figueroa Retail LLC	66	176	0	\$	3,345.96
5123-019-023	Figueroa Retail LLC	198	161	0	\$	5,342.61
5123-020-016	Felix LLC	71	0	0	\$	1,177.17
5123-020-017	Felix LLC	71	178	0	\$	3,454.45
5123-020-021	Felix LLC	150	22	0	\$	2,768.45
5123-021-001	Felix LLC	364	438	0	\$	11,638.72
5123-021-007	Shammas Enterprises	183	117	0	\$	4,530.98
5126-001-016	Auto Center LLC	0	50	0	\$	639.69
5126-003-016	Auto Center LLC	176	573	0	\$	10,248.85
5126-010-007	Auto Center LLC	104	155	0	\$	3,707.33
5123-009-012	University Gateway LLC	88	0	0	\$	1,459.03
5123-009-027	University Gateway LLC	53	150	0	\$	2,797.79
5126-007-033	Figueroa Retail LLC	247	330	0	\$	8,317.16
5123-009-001	University Gateway LLC	60	155	0	\$	2,977.82
5123-009-002	University Gateway LLC	40	0	0	\$	663.20
5123-009-003	University Gateway LLC	41	0	0	\$	679.78
5123-009-004	University Gateway LLC	0	55	0	\$	703.65
5123-009-016	University Gateway LLC	0	59	0	\$	754.83
5123-009-025	University Gateway LLC	0	51	0	\$	652.48
5123-009-026	University Gateway LLC	0	50	0	\$	639.69
5123-020-019	Felix LLC	0	45	0	\$	575.72
5123-021-006	Felix LLC	0	50	0	\$	639.69
5123-021-008	Felix LLC	180	50	0	\$	3,624.07
5126-001-005	Auto Center LLC	0	126	0	\$	1,612.01
5126-003-015	Auto Center LLC	0	265	0	\$	3,390.33
5126-003-018	Auto Center LLC	0	140	0	\$	1,791.12
5126-008-008	Auto Center LLC	60	0	0	\$	994.79
5126-008-011	Auto Center LLC	60	0	0	\$	994.79
5126-009-005	Auto Center LLC	98	155	0	\$	3,607.85
5126-008-018	Shammas Nickolas N & Trust/TR	689	301	0	\$	15,274.45
5123-004-405	Signet Circle Corp	0	230	0	\$	2,942.55
5055-024-010	Silva Jesus & Maria	0	70	0	\$	895.56
5055-021-027	Simon Grace	0	118	0	\$	1,509.66
5124-028-007	2303 S. Figueroa LLC	0	59	0	\$	754.83
5124-026-014	Sisters Of St Joseph In Calif	146	0	0	\$	2,420.67

5055-024-014	Sisters of the Company of Mary our Lady	0	100	0	\$	1,279.37
5055-024-015	Sisters of the Company of Mary our Lady	0	151	0	\$	1,931.85
5126-007-035	South Flower LLC	110	92	0	\$	3,000.81
5126-007-034	South Flower LLC	110	181	0	\$	4,139.45
5126-001-004	Southern California Assn Of Seventh Day Adventists	0	170	0	\$	2,174.93
5126-001-008	Southern California Assn Of Seventh Day Adventists	0	49	0	\$	626.89
5126-001-015	Southern California Assn Of Seventh Day Adventists	0	225	0	\$	2,878.58
5124-024-003	ST JAMES PARK RHF HOUSING INC	0	0	135	\$	915.61
5124-024-009	ST JAMES PARK RHF HOUSING INC	0	0	85	\$	576.50
5123-018-009	St Johns Church	131	5	0	\$	2,235.94
5123-018-024	St Johns Church	0	158	0	\$	2,021.40
5123-018-026	St Johns Church	0	20	0	\$	255.87
5123-018-030	St Johns Church	203	85	0	\$	4,453.18
5040-030-037	St. Marks Evangelical Luth. Inc.	180	0	0	\$	2,984.38
5123-002-012	Stargala Limited	0	0	60	\$	406.94
5126-011-016	Tasker Metal Products Inc/EA	50	0	0	\$	829.00
5055-029-001	Tennen Harold & Roberta/Tennen Trust	0	58	0	\$	742.03
5054-038-023	Teresa & Pedro Cotto	45	0	0	\$	746.10
5126-008-017	Thomas, Daniel & Veda D/Thomas Trust	111	170	0	\$	4,015.30
5039-001-059	Terry Manor Preservation	454	0	0	\$	7,527.27
5126-005-002	Twenty One Hundred Ltd Ptnshp	60	160	0	\$	3,041.79
5126-005-003	Twenty One Hundred Ltd Ptnshp	60	0	0	\$	994.79
5123-001-405	U S C Phi Delt House Corp	0	193	0	\$	2,469.18
5039-003-028	United University Church	0	110	0	\$	1,407.31
5037-029-018	University Of Southern California	161	203	0	\$	5,266.49
5039-002-028	University of Southern California	0	0	1314	\$	8,911.94
5039-002-029	University of Southern California	0	0	57	\$	386.59
5039-002-030	University of Southern California	0	0	388	\$	2,631.53
5039-002-031	University of Southern California	0	1266	818	\$	21,744.75
5039-002-032	University of Southern California	0	50	0	\$	639.69
5039-003-027	University of Southern California	0	1012	0	\$	12,947.22
5039-003-029	University of Southern California	0	188	0	\$	2,405.22
5039-003-030	University of Southern California	0	19	0	\$	243.08
5039-012-022	University of Southern California	0	0	68	\$	461.20
5039-012-027	University of Southern California	0	0	171	\$	1,159.77
5039-012-028	University of Southern California	0	0	331	\$	2,244.94
5039-012-031	University of Southern California	0	0	73	\$	495.11
5039-012-032	University of Southern California	0	0	64	\$	434.07
5039-024-016	University of Southern California	1218	0	1595	\$	31,012.09
5123-009-007	University of Southern California	0	50	0	\$	639.69
5123-009-024	University Of Southern California	0	50	0	\$	639.69
5123-017-008	University of Southern California	0	0	387	\$	2,624.75
5037-029-020	University Of Southern California	437	600	0	\$	14,921.64
5037-030-021	University Of Southern California	130	90	0	\$	3,306.82
5037-030-022	USC Federal Credit Union	418	0	0	\$	6,930.40
5123-010-012	University Of Southern California	123	309	0	\$	5,992.58
5123-022-002	University Of Southern California	100	0	0	\$	1,657.99
5123-022-003	University Of Southern California	50	0	0	\$	829.00
5123-022-004	University Of Southern California	50	0	0	\$	829.00
5123-022-005	University Of Southern California	50	0	0	\$	829.00
5123-022-012	University Of Southern California	75	0	0	\$	1,243.49
5123-022-024	University Of Southern California	94	225	0	\$	4,437.09
5123-022-025	University Of Southern California	0	69	0	\$	882.77



5123-022-030	University Of Southern California	100	0	0	\$	1,657.99
5123-022-031	University Of Southern California	682	0	0	\$	11,307.49
5123-022-032	University Of Southern California	104	76	0	\$	2,696.63
5123-022-034	University Of Southern California	344	0	0	\$	5,703.49
5123-022-035	University Of Southern California	150	0	0	\$	2,486.99
5123-022-036	University Of Southern California	50	0	0	\$	829.00
5123-022-038	University Of Southern California	67	160	0	\$	3,157.85
5123-022-039	University Of Southern California	389	0	0	\$	6,449.58
5123-023-024	University Of Southern California	311	1024	0	\$	18,257.10
5124-010-021	University Of Southern California	0	0	80	\$	542.58
5124-011-016	University Of Southern California	0	0	125	\$	847.79
5124-011-014	University Of Southern California	0	0	75	\$	508.67
5124-011-015	University Of Southern California	0	0	172	\$	1,166.56
5039-020-028	University Of Southern California	0	273	0	\$	3,492.68
5039-020-033	University Of Southern California	0	284	0	\$	3,633.41
5039-020-030	University Of Southern California	0	646	0	\$	8,264.73
5055-028-004	University Of Southern California	0	70	0	\$	895.56
5055-027-001	University Of Southern California	0	58	0	\$	742.03
5055-027-002	University Of Southern California	0	62	0	\$	793.21
5055-027-003	University Of Southern California	0	62	0	\$	793.21
5055-024-009	University Of Southern California	0	70	0	\$	895.56
5123-001-407	University Of Southern California	0	50	0	\$	639.69
5123-001-408	University Of Southern California	0	58	0	\$	742.03
5123-001-404	University Of Southern California	0	75	0	\$	959.53
5123-002-021	University Of Southern California	0	0	117	\$	793.53
5123-002-001	University Of Southern California	0	0	100	\$	678.23
5123-002-022	University Of Southern California	0	0	70	\$	474.76
5123-004-419	University Of Southern California	0	8	0	\$	102.35
5123-004-420	University Of Southern California	0	8	0	\$	102.35
5123-004-421	University Of Southern California	0	8	0	\$	102.35
5123-004-422	University Of Southern California	0	8	0	\$	102.35
5123-004-423	University Of Southern California	0	8	0	\$	102.35
5123-004-424	University Of Southern California	0	8	0	\$	102.35
5123-004-425	University Of Southern California	0	8	0	\$	102.35
5123-004-426	University Of Southern California	0	8	0	\$	102.35
5123-004-427	University Of Southern California	0	8	0	\$	102.35
5123-004-428	University Of Southern California	0	8	0	\$	102.35
5123-004-429	University Of Southern California	0	8	0	\$	102.35
5123-004-430	University Of Southern California	0	8	0	\$	102.35
5123-004-431	University Of Southern California	0	8	0	\$	102.35
5123-004-432	University Of Southern California	0	8	0	\$	102.35
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5123-004-434	University Of Southern California	0	8	0	\$	102.35
5123-004-436	University Of Southern California	0	8	0	\$	102.35
5123-004-437	University Of Southern California	0	8	0	\$	102.35
5123-004-438	University Of Southern California	0	8	0	\$	102.35
5123-004-439	University Of Southern California	0	8	0	\$	102.35
5123-004-440	University Of Southern California	0	8	0	\$	102.35
5123-004-441	University Of Southern California	0	8	0	\$	102.35
5123-004-442	University Of Southern California	0	8	0	\$	102.35
5123-004-443	University Of Southern California	0	8	0	\$	102.35
5123-004-444	University Of Southern California	0	8	0	\$	102.35
5122-022-002	University Of Southern California	0	0	779	\$	5,283.41
5123-004-445	University Of Southern California	0	8	0	\$	102.35
5122-030-020	University Of Southern California	0	0	680	\$	4,611.96

5122-021-010	University Of Southern California	0	0	409	\$	2,773.96
5122-021-011	University Of Southern California	394	0	1126	\$	14,169.35
5040-031-038	Vermont Place Dev. Co.	335	0	0	\$	5,554.27
5040-032-033	Vermont Place Dev. Co.	310	0	0	\$	5,139.77
5124-007-019	Victorian Village Complex	0	50	0	\$	639.69
5124-007-018	Victorian Village Complex	0	52	0	\$	665.27
5124-007-017	Victorian Village Complex	0	27	0	\$	345.43
5123-020-010	31 <sup>st</sup> & Fig Development LLC	0	50	0	\$	639.69
5055-022-035	Ward Housing Ltd Ptnshp	0	138	0	\$	1,765.53
5055-019-031	Windward Partners	0	117	0	\$	1,496.86
5040-028-028	Woodland Management Co.	345	0	0	\$	5,720.07
5126-010-008	Yadegar, Faramarz	58	135	0	\$	2,688.78
5037-022-001	Yamamoto John H & Joni L	58	0	0	\$	961.63
5124-001-004	Yasmeh Bruce/Katrin Dadshhakimi	0	50	0	\$	639.69
5124-008-024	Zinelis Panagiotis A & Lambrini P	0	136	0	\$	1,739.94
	<b>Total Non-Government Assessments</b>				\$	<b>931,987.31</b>
	Total State of Calif. (expo.park)				\$	38,414.95
	Total State of California				\$	862.15
	Total LA City Memorial Coliseum (expo.park)				\$	678.23
	Total California Science Center (expo park)				\$	8,355.79
	Total Los Angeles Unified School District				\$	6,575.96
	Total Los Angeles County				\$	9,715.82
	Total LA Community College District				\$	24,652.30
	Total City of LA				\$	21,102.32
	<b>Total Government Assessments</b>				\$	<b>110,357.61</b>
	<b>Total All Assessments</b>				\$	<b>1,042,344.92</b>

# **Attachment A**

## **Figueroa Corridor Business Improvement District In Los Angeles**

### **ENGINEER'S REPORT**

**February 15, 2007**

**Prepared by:  
KLI Finance, Inc.  
1420 E. Roseville Pkwy #140-342  
Roseville, CA 95661**

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## ENGINEER'S STATEMENT

This Report is prepared pursuant to Section 36600 et seq. of the California Streets and Highways Code (the "Property and Business Improvement District Law of 1994" as amended) (here and after "State Law") and pursuant to the provisions of Article XIII D of the California Constitution (Proposition 218).

The Figueroa Corridor Property-Based Business Improvement District ("District") is designed to improve and provide special benefits to properties in the Figueroa Corridor of Los Angeles. Every assessed property within the District receives special benefit from the enhanced clean and safe programs, the communication and development activities, special projects, and administration/advocacy activities. Only those properties within the District shall receive the special benefit of these proposed improvements and activities (Exhibit A).

The duration of the proposed District is five (5) years and an estimated budget for the District improvements and activities is set forth in Exhibit B. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners' Association and will vary between 0 and 5% in any given year. Funding for the District improvements and activities shall be derived from a property based assessment of each special benefited parcel in the District. A detailed description of the methodology for determining the benefit assessment for each parcel is set forth in Exhibit C.

This Report includes the following attached Exhibits:

**EXHIBIT A:** A detailed description of the improvements and activities to be provided.

**EXHIBIT B:** The estimate of the cost of the improvements and activities.

**EXHIBIT C:** A statement of the method by which the undersigned determined the amount proposed to be assessed against each parcel, based on special benefits to be derived by each parcel, respectively, from the improvements and activities.

**EXHIBIT D:** An assessment roll, showing the amount proposed to be specially assessed against each parcel of real property within this assessment District.



Respectfully submitted,

A handwritten signature in black ink, appearing to read "Terrance E. Lowell", written over a horizontal line.

Terrance E. Lowell, P.E.

## **EXHIBIT A: IMPROVEMENTS AND ACTIVITIES**

Through a series of property owner meetings the Figueroa Corridor Business Improvement District Steering Committee collectively determined the priority for improvements and activities to be delivered by the business improvement District. The primary needs as determined by the property owners were: clean and safe management, communication and special projects.

### **CLEAN AND SAFE PROGRAMS**

#### **Figueroa Corridor District Safety Ambassador Program.**

The Figueroa Corridor Business Improvement District Safety Program will provide security services for the property owners located within the District in the form of patrolling bicycle personnel, nighttime vehicle personnel and walking ambassadors. The purpose of the Safety Ambassador Program is to prevent, deter and report illegal activities. The presence of the Safety Ambassador Program is intended to deter such illegal activities as public urination, indecent exposure, trespassing, drinking in public, prostitution, illegal panhandling, illegal vending, and illegal dumping. The Program will supplement, not replace, other ongoing police, security and patrol efforts within the District. The Safety Ambassador Program will maintain communication with the University of Southern California security and Los Angeles Police Department (LAPD) area patrols and intends to report illegal activities to the LAPD. The Safety Ambassador Program will only provide its services within the District boundaries.

#### **Bicycle Patrol**

The Bike Patrol deters aggressive panhandling and other unsuitable street behavior. Their presence is a deterrent to theft and burglary from motor vehicles; however the service does not completely prevent these crimes. They also deter and report illegal street vending, illegal dumping and street code violations. They handle a myriad of quality of life problems including: drinking in public, urinating in public, indecent exposure, trespassing, prostitution observations, scavenging and shopping cart confiscation. They perform goodwill gestures such as helping lost persons and conducting tours. Bike Patrols also assist with traffic control in the event of accidents, fires or unusual occurrences. The safety patrol will only provide service to street frontages within District boundaries.

#### **Night Time Vehicle Patrol**

The Night Patrol drives along street frontage to observe property within the Figueroa Corridor area District boundaries. The night patrol works to prevent inappropriate behavior from taking place on the streets, sidewalks, storefronts, parking lots and alleys. They work to prevent graffiti. The Patrol works to prevent illegal dumping, burglary, vandalism and other crimes against property. They respond to alarms and maintain communication with LAPD area patrols. They respond to calls for assistance from tenants and property owners and handle special projects. The vehicle patrol will only provide service to street frontages as

defined as being within District boundaries in order to support existing businesses and attract increased customer usage.

### **Figueroa Corridor District Clean Team**

In order to consistently deal with maintenance issues, a Figueroa Corridor District Maintenance Program will be established. In order to effectively deal with the many maintenance issues in the Figueroa Corridor District a multi-dimensional approach has been developed consisting of the following elements. The clean team will only provide service to street frontages as defined as being within District boundaries, which includes:

**Sidewalk Maintenance:** Tier 1 & 2 Streets Only. Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District.

**Trash Collection:** All Tiers. Collector truck personnel collect trash from trash receptacles.

**Alley Maintenance:** All Tiers. The clean team and safety patrols each have responsibility in this area. Safety personnel address compliance with City code issues of cleanliness of sidewalks, alleys and illegal dumping. The clean team clears the alley of debris when a responsible party cannot be found for illegal dumping or other violations.

**Graffiti Removal:** All Tiers. Painters remove graffiti by painting, using solvent and pressure washing. The District maintains a zero tolerance graffiti policy. All tags are removed within 24 hours weekdays.

**Weed Abatement:** Tier 1 & 2 Streets Only. Weeds are removed as they become unsightly or by special request.

**Paper Sign and Handbill Removal:** All Tiers. Paper signs and handbills that are scotch taped or glued on public property, utility boxes, poles and telephones are removed by hand or when necessary by high-pressure hose.

**Special Collections:** All Tiers. District trucks are often called to assist LAPD to dispose of illegal food vendors' inventory. They are also dispatched to collect stolen shopping carts and large bulky items illegally dumped in the District.

**Maintenance Problems Requiring Third Party Intervention:** Problems are monitored that create blighted or unsafe conditions in the District, but are outside of the jurisdiction of the District to repair. Requests are made to the responsible party for repair. Types of problems include blocked or damaged sewers or drains, damaged sidewalks/streets/alleys, non-operating streetlights, damaged or missing street signs, etc.

## **COMMUNICATION and DEVELOPMENT**

It is important to not only provide the services needed in the District, but to tell the story of improvement in the District. Some of the communication/development programs currently in place or being considered are:

- Figueroa Corridor District portion of a Downtown wide signage program
- Image and Communication programs
  - Quarterly Newsletter
  - Figueroa Corridor District Web Site
  - Business Directory
  - Figueroa Corridor District Map
  - Public and Media Relations
  - Development of Figueroa Corridor District Image Pieces
- Economic Development and Business Recruitment/Retention

## **SPECIAL PROJECTS**

The Special Projects budget is reserved for opportunities and additional projects that present themselves during the life of the District. All special projects are designed to enhance the assets and the image of the District. Special project funds will only be used to specially benefit parcels within the District.

## **ADMINISTRATION and ADVOCACY**

The Figueroa Corridor District improvements and activities are managed by a professional staff that requires centralized administrative support. The District services are delivered 16 hours a day, seven days a week by management staff. Management staff actively advocates on behalf of the District property owners to insure that City and County services and policies support the Figueroa Corridor District. Costs to renew the District may be included in the administrative budget.



## **EXHIBIT B: ESTIMATE OF COST**

The following table shows the projected budget for 2008.

Improvements & Activities	Budget
Clean and Safe	\$871,844
Communication and Development	\$58,000
Special Projects	\$7,500
Advocacy and Administration	\$105,000
<b>Total</b>	<b>\$1,042,344</b>

### **Budget Notations**

1. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners' Association and will vary between 0 and 5% in any given year.
2. Any accrued interest or late fees may be expended in the above categories.

## **EXHIBIT C: METHOD OF APPORTIONMENT**

### ***District Boundary***

The Figueroa Corridor Business Improvement District consists of property street front footage bounded roughly by Flower Street and Grand Avenue to the East, Martin Luther King Jr. Boulevard to the South, Vermont Avenue and Hoover Street to the West and the Santa Monica Freeway to the North. Because of the linear nature of the District and the dominance of commercial corridors on Figueroa Street, Flower Street, Vermont Avenue and Hoover Street the District is organized around street front footage rather than land areas or building square footage. The following street frontage is located within the District:

- Both sides of Figueroa Street from the 10 Freeway to Martin Luther King Jr. Boulevard
- Both sides of Flower Street from the 10 Freeway to its' termination at Figueroa Street and 38<sup>th</sup> Street
- Both sides of Georgia Street Between 17 Street and Washington Boulevard, Lovelace Street south of Washington Boulevard.
- Both sides of 17<sup>th</sup> Street between Georgia Street and Figueroa Street
- Both sides of 18<sup>th</sup> Street between Georgia Street and Flower Street
- North side of Washington Boulevard between Georgia Street and Pembroke Lane
- South side of Washington Boulevard between Georgia Street and Grand Avenue
- Both sides of 20<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, 27<sup>th</sup>, 29<sup>th</sup>, 31<sup>st</sup>, 33<sup>rd</sup>, 37<sup>th</sup> Streets and 37<sup>th</sup> Place between Figueroa Street and Flower Street
- Both sides of 28<sup>th</sup> and 30<sup>th</sup> Streets from the west property line of property fronting on the west side of Figueroa Street to Flower Street
- South side of 23<sup>rd</sup> Street from Street James Place to Figueroa Street
- Both sides of 23<sup>rd</sup> Street from Figueroa Street to Grand Avenue
- Both sides of Adams Boulevard from Hoover Street to the 110 Freeway.
- The North side of Adams Boulevard from the 110 Freeway to Grand Avenue
- Both sides of 32<sup>nd</sup> Street from Royal Street to Figueroa Street
- Both sides of Jefferson Boulevard from the 110 Freeway to Royal Street
- The East side of Royal Street from 32<sup>nd</sup> to Jefferson Boulevard
- The North side of Jefferson Boulevard from Royal Street to 110 Freeway
- The South side of Jefferson Boulevard from Vermont Avenue to 110 Freeway and from Hope Street to Grand Avenue
- Both sides of Grand Avenue between Jefferson Boulevard and 35<sup>th</sup> Street
- The North side of 35<sup>th</sup> Street between Grand Avenue and the 110 Freeway
- The East side of Hope Street between 35<sup>th</sup> Street and Jefferson Boulevard
- Both sides of Exposition Boulevard from the 110 Freeway to Vermont Avenue
- Both sides of Vermont Avenue from Martin Luther King Jr. Boulevard to 30<sup>th</sup> Street.
- Both sides of Hoover Street from Jefferson Boulevard to the 10 Freeway.

### ***District Boundary Rationale***

The property uses within the general boundaries of the Figueroa Corridor Business Improvement District are a mix of commercial, education, religious, park and residential. Services and improvements provided by the District are primarily designed to provide special benefits to the commercial, education, religious and park properties. Properties fronting on streets that are primarily commercial in nature and act to support these property uses were included in the District. All property fronting on the streets defined as being within the District receive special benefits and are assessed regardless of property use.

## **Tiers**

### **Tier One includes:**

- All property fronting on Figueroa Street from the 10 Freeway to Exposition Boulevard
- All property fronting on the East side of Figueroa Street from Exposition Boulevard to Martin Luther King Jr. Boulevard
- All property fronting on the East side of Vermont Avenue from Martin Luther King Jr. Boulevard to 33<sup>rd</sup> Place.
- All property fronting on both sides of Flower Street from Figueroa Street to the 10 Freeway, with the exception of Los Angeles Trade Tech property.
- All property fronting on the South side of Jefferson Boulevard between Hope Street and Grand Avenue.

### **Tier Two includes:**

- All property within the District fronting on Washington Boulevard from the 110 Freeway on the West and Grand Avenue on the East, with the exception of Los Angeles Trade Tech property.
- All property fronting on both sides of Jefferson Boulevard from the 110 Freeway to Royal Street with the exception of Shrine Auditorium property.
- All property fronting on the South side of Jefferson Boulevard from Royal Street to Vermont Avenue.
- All property fronting on 32<sup>nd</sup> Street from Figueroa Street to Royal Street, with the exception of Shrine Auditorium property.
- All property fronting on streets connecting between Flower Street and Figueroa Street.
- All property fronting on the North side of Adams Boulevard from Flower Street to Grand Avenue.
- All property fronting on both sides of Hoover Street from Jefferson Boulevard to the 10 Freeway.

### **Tier Three includes:**

- Exposition Park frontage on Figueroa Street, Exposition Boulevard and Vermont Avenue.
- Trade Tech frontage on 23<sup>rd</sup> Street, Flower Street and Washington Boulevard.
- All property fronting on both sides of Adams Boulevard from Hoover Street to Figueroa Street
- East side of Royal Street between Jefferson Boulevard and 32<sup>nd</sup> Street.
- Shrine Auditorium property on 32<sup>nd</sup> Street, Royal Street and Jefferson Boulevard.

## **Special Benefit**

The Property and Business Improvement District Law of 1994, as amended, and the State Constitution Article XIII D require that assessments be levied according to the special benefit each assessed parcel receives from the improvements and activities.

As stipulated by Proposition 218, assessment District programs and activities may confer a combination of general and special benefits to properties, but the only program benefits which can be funded through assessments are those attributed to special property related benefits. For the purposes of this analysis, a "general benefit" is hereby defined as: "A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied." "Special benefit" as defined by the California State Constitution means a District benefit over and above general benefits conferred on real property located in the District or to the public at large.

We determined that the proposed improvements and activities provide a special benefit to the real property within the District area as discussed below for each program. Each of the programs is designed to meet the goals of the District; to improve the appearance and safety of the District, to increase office building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services.

## **Clean and Safe Programs**

### **Security**

This program as described in Exhibit A will provide a higher level of security for the District area than the City currently provides. The services the security forces provide are specific to the Figueroa Corridor area, thus, each assessed parcel located in the District will specially benefit from this higher level of security services. The Security services will not be delivered to any parcel outside of District boundary. Therefore, it is our opinion that there is no general benefit and that the increased level of security provides a special benefit only to the assessed parcels in the District. All general benefits, if any are intangible and are not quantifiable because the properties outside the District boundaries will not directly receive any of the security services. Thus the general benefit they may receive is not measurable.

### **Maintenance**

This program as described in Exhibit A expands the scale, scope and frequency of the maintenance services the City currently provides in the District area. The maintenance program is provided only to the Figueroa Corridor area, thus, each assessed parcel located in the District will specially benefit from this higher level of maintenance services. The Maintenance services will not be delivered to any parcel outside of the District boundary. Therefore, it is our opinion that there is no general benefit and that the increase level of maintenance provides a special benefit only to the assessed parcels in the District. All general benefits, if any, are intangible and are not quantifiable because the properties outside the District boundaries will not directly receive any of the maintenance services. Thus the general benefit they may receive is not measurable.

### **Communication and Development**

This program, as described in Exhibit A, is intended to retain and attract new business. This is an effort to enhance the value of the properties and encourage investment dollars. In order to accomplish this, the District proposes a myriad of marketing and public relations programs. This program is designed to specially benefit only the Figueroa Corridor area and is only provided within District boundaries, thus, each assessed parcel located in the District will specially benefit from the communication and development efforts. Therefore, it is our opinion that the communication and development programs provide a special benefit to the parcels in the District area and any potential general benefits are intangible and not quantifiable.

### **Administration**

This program as described in Exhibit A is designed to develop public/private partnerships that will enhance the goals and needs of the District area all in an effort to increase investment dollars. The program is geared to increase customers and pedestrian traffic to the area which will improve the commercial desirability of assessed properties within the District boundaries. The above benefits are to be provided only to assessed parcels within the District boundaries. Therefore, it is our opinion that there is no general benefit and that the advocacy program provides a special benefit only to the assessed parcels in the District. All general benefits, if any, are intangible and are not quantifiable because properties outside the District will not receive the benefits of any additional programs provided by the District due to its advocacy efforts.

In addition to the special benefits described above for the four programs the District offers there are also less tangible reasons why these services provide only a special benefit to those properties within the District.

1. All improvements and activities to be provided through the District are special services and are above and beyond the general level of service the City currently provides.
2. All improvements and activities to be provided through the District are designed by the property owners to increase business revenue and provide special benefits that may result in increased rental occupancy rates and annual revenue incomes to the owners of real property within the District.
3. The California State Legislature found that assessments levied for the purpose of providing improvements and promoting activities that benefit real property are not taxes for the general benefit of a city, but are assessments for the improvements and activities which confer special benefits upon the real property for which the improvement and activities are provided. Streets and Highways Code Section 36601 (d).

Any general benefits, if general benefits do exist, to the properties in the area and surrounding community and public in general are intangible and not quantifiable. All benefits derived from the assessments outlined in the Management District Plan are for services directly benefiting the assessed properties in this specialized District and support

increased commerce and the goals and objectives of the business improvement District.

### **Assessment Method**

Determining the proportionate share of special benefit among the parcels of real property, including the government owned parcels, within the proposed assessment District which specially benefit from the proposed Improvements is the result of a four-step process:

1. Defining the proposed improvements.
2. Identifying how each assessed parcel specially benefits from the proposed improvements and activities.
3. Determining the amount of the special benefit each assessed parcel receives in relation to the other parcels in the District.
4. Apportioning the cost of the proposed improvements and activities to each assessed parcel based on the special benefit received.

The proposed improvements and activities as outlined in Exhibit A will provide a higher level of service over and beyond what the City provides to those parcels in the District area. Therefore, every parcel in the District specially benefits from the improvements and activities and will receive enhanced public space management programs, communication and development activities, and administration/advocacy. The District programs are designed to deliver service to each parcel within the District.

### **Assessment Factors**

The Figueroa Corridor property owners and business owners have emphasized that the assessment formula for the District must be fair, balanced and have a direct relationship to special benefits received. The State enabling legislation also states, "Assessments levied on real property shall be levied on the basis of the estimated special benefit to the real property within the District."

All the District services will only be provided to the street front footage of parcels in the District. Therefore, the recommended assessment methodology for the Figueroa Corridor District is to relate the cost of the improvements and activities to the street front footage. The street front footage is the variable used to determine the demand generated and the special benefit received for the improvements and activities for each parcel. The longer the street front footage the greater the demand for the services, hence, the greater special benefit received.

### **Assessment Calculation**

As previously discussed the budget is spread entirely to the street front footage within each Tier. The different service levels delivered to the Tiers relates to the amount of

services received. The total District budget is \$1,042,344, of which, \$474,997 is assigned to Tier One, \$402,605 is assigned to Tier Two, and \$164,741 is assigned to Tier Three.

To calculate the assessment rate for Tier One is to take the assessable street front footage for Tier One, 28,649, and divide that into the budget attributed to Tier One, \$474,997. That equals an assessment rate of \$16.5799 per linear foot.

To calculate the assessment rate for Tier Two is to take the assessable street front footage for Tier Two, 31,469, and divide that into the budget attributed to Tier Two, \$402,605. That equals an assessment rate of \$12.7937 per linear foot.

To calculate the assessment rate for Tier Three is to take the assessable street front footage for Tier Three, 24,290, and divide that into the budget attributed to Tier Three, \$164,741. That equals an assessment rate of \$6.7823 per linear foot.

To calculate each parcel's assessment is to multiply that parcel's street front footage by the assessment rate for the appropriate benefit zone.

## Government Owned Parcels

There are 36 government owned parcels. The table below shows the government owned parcels and their assessments known at the time of this report.

APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5037-027-933	State of Calif. (expo.park)	0	0	121	\$ 820.66	0.09%
5037-028-912	State of Calif. (expo.park)	0	0	50	\$ 339.12	0.04%
5037-028-913	State of Calif. (expo.park)	0	0	50	\$ 339.12	0.04%
5037-028-914	State of Calif. (expo.park)	0	0	50	\$ 339.12	0.04%
5037-027-915	State of California (expo.park)	0	0	540	\$ 3,662.44	0.39%
5037-027-910	State of California (expo.park)	0	0	186	\$ 1,261.51	0.14%
5037-027-937	State of California 6th District(expo.park)	0	0	720	\$ 4,883.26	0.52%
5037-027-923	State of California, 6th Dist. Agr. Assn. (expo.park)	0	0	720	\$ 4,883.26	0.52%
5037-027-927	State of California, 6th Dist. Agr. Assn. (expo.park)	0	0	550	\$ 3,730.27	0.40%
5037-028-900	State of California, 6th Dist. Agr. Assn. (expo.park)	0	0	175	\$ 1,186.90	0.13%
5037-028-901	State of California, 6th Dist. Agr. Assn. (expo.park)	0	0	493	\$ 3,343.67	0.36%
5037-028-904	State of California, 6th Dist. Agr. Assn. (expo.park)	0	0	350	\$ 2,373.81	0.25%
5037-028-905	State of California, 6th Dist. Agr. Assn. (expo.park)	0	0	1659	\$ 11,251.84	1.21%
	<b>Total State of Calif. (expo.park)</b>				<b>\$ 38,414.95</b>	<b>4.12%</b>
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5037-030-901	State of California	52	0	0	\$ 862.15	0.09%
	<b>Total State of California</b>				<b>\$ 862.15</b>	<b>0.09%</b>
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5037-027-929	LA City Memorial Coliseum (expo.park)	0	0	100	\$ 678.23	0.07%

	Total LA City Memorial Coliseum (expo.park)				\$ 678.23	0.07%
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5037-028-908	California Science Center (expo park)	0	0	1033	\$ 7,006.12	0.75%
5037-028-907	California Science Center (expo. park)	0	0	199	\$ 1,349.68	0.14%
	Total California Science Center (expo park)				\$ 8,355.79	0.90%
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5126-001-900	Los Angeles Unified School District	0	514	0	\$ 6,575.96	0.71%
	Total Los Angeles Unified School District				\$ 6,575.96	0.71%
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5037-024-900	Los Angeles County	236	0	0	\$ 3,912.86	0.42%
5126-009-900	Los Angeles County	150	0	0	\$ 2,486.99	0.27%
5126-009-901	Los Angeles County	100	0	0	\$ 1,657.99	0.18%
5126-009-902	Los Angeles County	50	0	0	\$ 829.00	0.09%
5126-009-903	Los Angeles County	50	0	0	\$ 829.00	0.09%
	Total Los Angeles County				\$ 9,715.82	1.04%
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5126-014-904	LA Community College Dist. (la trade tech)	0	0	2936	\$ 19,912.83	2.14%
5126-011-900	LA Community College District	134	132	0	\$ 3,910.48	0.42%
5126-011-901	LA Community College District	50	0	0	\$ 829.00	0.09%
	Total LA Community College District				\$ 24,652.30	2.65%
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5040-030-905	City of LA	196	0	0	\$ 3,249.66	0.35%
5124-001-900	City of LA	0	411	0	\$ 5,258.21	0.56%
5124-008-904	City of LA	0	53	0	\$ 678.07	0.07%
5124-008-902	City of LA	0	53	0	\$ 678.07	0.07%
5124-008-903	City of LA	0	54	0	\$ 690.86	0.07%
5124-009-902	City of LA	0	253	0	\$ 3,236.81	0.35%
5124-009-903	City of LA	0	160	170	\$ 3,199.98	0.34%
5123-008-909	City of LA	0	96	0	\$ 1,228.20	0.13%
5037-027-924	City of LA (expo.park)	0	0	60	\$ 406.94	0.04%
5037-028-902	City of LA (expo.park)	0	0	365	\$ 2,475.54	0.27%
	Total City of LA				\$ 21,102.32	2.26%
	Total Government Owned Assessments				\$110,357.61	11.84%

### CPI Adjustment

Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners Association and will vary between 0 and 5% in any given year.



## EXHIBIT D: ASSESSMENT ROLL

The total assessment amount for 2008 is \$1,042,344.92 apportioned as follows on the attached pages.

APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5037-027-933	State of Calif. (expo.park)	0	0	121	\$ 820.66	0.09%
5037-028-912	State of Calif. (expo.park)	0	0	50	\$ 339.12	0.04%
5037-028-913	State of Calif. (expo.park)	0	0	50	\$ 339.12	0.04%
5037-028-914	State of Calif. (expo.park)	0	0	50	\$ 339.12	0.04%
5037-027-915	State of California (expo park)	0	0	540	\$ 3,662.44	0.39%
5037-027-910	State of California (expo. park)	0	0	186	\$ 1,261.51	0.14%
5037-027-937	State of California 6th District(expo. park)	0	0	720	\$ 4,883.26	0.52%
5037-027-923	State of California, 6th Dist. Agr. Assn. (expo.park)	0	0	720	\$ 4,883.26	0.52%
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APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
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	<b>Total LA City Memorial Coliseum (expo.park)</b>				<b>\$ 678.23</b>	<b>0.07%</b>
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5037-028-908	California Science Center (expo park)	0	0	1033	\$ 7,006.12	0.75%
5037-028-907	California Science Center (expo. park)	0	0	199	\$ 1,349.68	0.14%
	<b>Total California Science Center (expo park)</b>				<b>\$ 8,355.79</b>	<b>0.90%</b>
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5126-001-900	Los Angeles Unified School District	0	514	0	\$ 6,575.96	0.71%
	<b>Total Los Angeles Unified School District</b>				<b>\$ 6,575.96</b>	<b>0.71%</b>
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5037-024-900	Los Angeles County	236	0	0	\$ 3,912.86	0.42%
5126-009-900	Los Angeles County	150	0	0	\$ 2,486.99	0.27%
5126-009-901	Los Angeles County	100	0	0	\$ 1,657.99	0.18%
5126-009-902	Los Angeles County	50	0	0	\$ 829.00	0.09%
5126-009-903	Los Angeles County	50	0	0	\$ 829.00	0.09%
	<b>Total Los Angeles County</b>				<b>\$ 9,715.82</b>	<b>1.04%</b>
APN	Owner	Tier1	Tier2	Tier3	08 Asmt	%

		FF	FF	FF		
5126-014-904	LA Community College Dist. (la trade tech)	0	0	2936	\$ 19,912.83	2.14%
5126-011-900	LA Community College District	134	132	0	\$ 3,910.48	0.42%
5126-011-901	LA Community College District	50	0	0	\$ 829.00	0.09%
	<b>Total LA Community College District</b>				<b>\$ 24,652.30</b>	<b>2.65%</b>
APN	Owner	Tier1 FF	Tier2 FF	Tier3 FF	08 Asmt	%
5040-030-905	City of LA	196	0	0	\$ 3,249.66	0.35%
5124-001-900	City of LA	0	411	0	\$ 5,258.21	0.56%
5124-008-904	City of LA	0	53	0	\$ 678.07	0.07%
5124-008-902	City of LA	0	53	0	\$ 678.07	0.07%
5124-008-903	City of LA	0	54	0	\$ 690.86	0.07%
5124-009-902	City of LA	0	253	0	\$ 3,236.81	0.35%
5124-009-903	City of LA	0	160	170	\$ 3,199.98	0.34%
5123-008-909	City of LA	0	96	0	\$ 1,228.20	0.13%
5037-027-924	City of LA (expo.park)	0	0	60	\$ 406.94	0.04%
5037-028-902	City of LA (expo.park)	0	0	365	\$ 2,475.54	0.27%
	<b>Total City of LA</b>				<b>\$ 21,102.32</b>	<b>2.26%</b>
	<b>Total Government Owned Assessments</b>				<b>\$110,357.61</b>	<b>11.84%</b>

APN	Owner	Tier1	Tier2	Tier3	2008 Assessment
5055-022-034	1105 Adams LLC	0	289	0	\$ 3,697.38
5126-009-013	Auto Center LLC	50	0	0	\$ 829.00
5126-009-014	Auto Center LLC	62	0	0	\$ 1,027.95
5126-009-016	Auto Center LLC	50	0	0	\$ 829.00
5124-002-021	2023 Union LLC	0	127	0	\$ 1,624.80
5126-006-007	2222 South Figueroa LLC	0	50	0	\$ 639.69
5126-006-016	2222 South Figueroa LLC	120	250	0	\$ 5,188.01
5126-006-017	2222 South Figueroa LLC	110	104	0	\$ 3,154.33
5126-006-018	2222 South Figueroa LLC	173	68	0	\$ 3,738.29
5123-001-002	224 S. Santa Ana Ave., c/o Rao Yalamanchili	0	0	100	\$ 678.23
5126-005-004	2315 South Flower Street Corp	60	0	0	\$ 994.79
5123-020-008	3019 South Flower Street LLC	155	22	0	\$ 2,851.35
5123-020-005	Figueroa Retail LLC	0	55	0	\$ 703.65
5123-020-006	Figueroa Retail LLC	0	65	0	\$ 831.59
5123-020-007	Figueroa Retail LLC	158	64	0	\$ 3,438.42
5123-019-010	424 W. Brown Road LLC	62	50	0	\$ 1,667.64
5126-001-012	626 Partners	0	40	0	\$ 511.75
5123-005-017	948 Dunsmuir LLC	0	106	0	\$ 1,356.13
5123-015-016	ACSC Management Services Inc. (Auto Club)	270	150	0	\$ 6,395.63
5123-017-004	ACSC Management Services Inc. (Auto Club)	86	0	0	\$ 1,425.87
5123-017-007	ACSC Management Services Inc. (Auto Club)	280	0	839	\$ 10,332.72
5124-025-009	ACSC Management Services Inc. (Auto Club)	0	0	239	\$ 1,620.97
5123-009-009	Al Malaikah Auditorium Co	0	0	129	\$ 874.92
5123-009-010	Al Malaikah Auditorium Co	0	0	129	\$ 874.92
5123-009-017	Al Malaikah Auditorium Co	0	0	805	\$ 5,459.75
5123-009-028	Al Malaikah Auditorium Co	0	0	340	\$ 2,305.98
5055-020-001	Alam Mohamad	0	122	0	\$ 1,560.83
5123-019-027	American Button Mfg Co Inc	58	140	0	\$ 2,752.75
5126-010-005	Anderson & Swanson Co	67	0	0	\$ 1,110.85
5126-010-006	Anderson & Swanson Co	15	0	0	\$ 248.70
5126-003-024	Anderson Family Trust	100	0	0	\$ 1,657.99
5124-007-016	Anne Merelie Murrell	0	105	0	\$ 1,343.34

5123-008-016	Archdiocese of LA Educ	0	131	0	\$	1,675.97
5126-001-013	Figueroa Center LLC	0	46	0	\$	588.51
5037-031-017	Arroyo Pedro Sr & Julia & Gerardo/TR	50	0	0	\$	829.00
5037-018-044	Rada Ent Inc	138	0	0	\$	2,288.03
5055-029-002	Austin Ester & Anna M	0	58	0	\$	742.03
5126-009-012	Auto Center LLC	50	0	0	\$	829.00
5037-031-018	Balandran Ignacio & Maria/EA Carmona Irma C	50	0	0	\$	829.00
5123-015-001	Bank Of America NT & SA	100	170	0	\$	3,832.92
5126-002-014	Barnett Gill A. and Sharon M/TR	0	230	0	\$	2,942.55
5124-001-011	Basdeo Robindra N	0	125	0	\$	1,599.21
5123-001-402	Bentley 1619 Partners LLC	0	50	0	\$	639.69
5037-031-013	Birndorf Robert T. & Vivian	75	0	0	\$	1,243.49
5037-031-014	Birndorf Robert T. & Vivian	50	0	0	\$	829.00
5037-031-023	Birndorf Robert T. & Vivian	75	0	0	\$	1,243.49
5123-018-014	Boand Nicole/EA	14	0	0	\$	232.12
5123-018-015	Boand Nicole/EA	62	107	0	\$	2,396.88
5123-018-020	Boand Nicole/EA	0	50	0	\$	639.69
5123-018-022	Boand Nicole/EA	0	57	0	\$	729.24
5123-014-021	Burke Michael & Daniel Partnership	244	175	0	\$	6,284.39
5123-009-008	C & D Shammass Realty D SH	141	0	0	\$	2,337.77
5123-009-011	C & D Shammass Realty D SH	141	0	0	\$	2,337.77
5123-018-008	Nelson Valladares	53	128	0	\$	2,516.33
5126-001-010	C & D Shammass Realty D SH	0	35	0	\$	447.78
5126-001-011	C & D Shammass Realty D SH	0	70	0	\$	895.56
5126-002-001	C & D Shammass Realty D SH	0	276	0	\$	3,531.06
5126-002-002	C & D Shammass Realty D SH	0	196	0	\$	2,507.57
5126-002-003	C & D Shammass Realty D SH	0	38	0	\$	486.16
5126-002-004	C & D Shammass Realty D SH	0	170	0	\$	2,174.93
5126-002-005	C & D Shammass Realty D SH	0	40	0	\$	511.75
5126-002-007	C & D Shammass Realty D SH	0	226	0	\$	2,891.38
5126-002-008	C & D Shammass Realty D SH	100	155	0	\$	3,641.01
5126-002-013	C & D Shammass Realty D SH	0	218	0	\$	2,789.03
5126-009-015	C & D Shammass Realty D SH	71	150	0	\$	3,096.23
5126-003-017	Calif Tool Co	132	140	0	\$	3,979.66
5055-029-003	Calliope Carilas Foundation	0	58	0	\$	742.03
5037-022-002	Calvin Luckett & Judi Hershler	50	0	0	\$	829.00
5040-029-025	Campus Plaza LLC	337	0	0	\$	5,587.43
5123-001-023	Casa de Rosas	0	274	200	\$	4,861.93
5037-032-025	CAST Real Estate	50	0	0	\$	829.00
5037-032-026	CAST Real Estate	50	0	0	\$	829.00
5037-032-027	CAST Real Estate	50	0	0	\$	829.00
5037-032-030	CAST Real Estate	50	0	0	\$	829.00
5037-032-031	CAST Real Estate	50	0	0	\$	829.00
5037-032-033	CAST Real Estate	60	0	0	\$	994.79
5037-032-040	CAST Real Estate	235	154	0	\$	5,866.51
5124-025-001	Catholic Foreign Missions & Mis of A	0	0	150	\$	1,017.35
5040-028-027	CBG University Garden LP	446	0	0	\$	7,394.64
5055-019-042	Chen Weng Ching	0	256	0	\$	3,275.19
5123-022-026	Chevron USA Inc	167	186	0	\$	5,148.47
5126-009-018	Chevron USA Inc	144	135	0	\$	4,114.66
5126-003-025	Chrysler Realty Co LLC	180	254	0	\$	6,233.98
5037-019-051	Community Resource & Talent Development Inc.	55	0	0	\$	911.89
5037-019-052	Community Resource & Talent Development Inc.	60	0	0	\$	994.79
5037-019-053	Community Resource & Talent Development Inc.	40	0	0	\$	663.20

5037-019-055	Community Resource & Talent Development Inc.	40	0	0	\$	663.20
5037-019-056	Community Resource & Talent Development Inc.	40	0	0	\$	663.20
5037-019-057	Community Resource & Talent Development Inc.	80	0	0	\$	1,326.39
5037-019-058	Community Resource & Talent Development Inc.	38	0	0	\$	630.04
5037-019-054	Community Resource & Talent Development Inc.	80	0	0	\$	1,326.39
5037-024-028	Community Resource & Talent Development Inc.	98	0	0	\$	1,624.83
5124-026-004	Congregation of the Mission in Calif	148	0	0	\$	2,453.83
5124-026-008	Congregation of the Mission in Calif	0	0	100	\$	678.23
5124-026-013	Congregation of the Mission in Calif	0	0	140	\$	949.52
5124-027-016	Congregation of the Mission in Calif	222	175	0	\$	5,919.64
5040-026-044	Corp. of Presiding Bishop O, Christ of Latter Day Sts.	281	0	0	\$	4,658.95
5124-028-006	De Paul Center	0	15	0	\$	191.91
5126-011-017	Desser Alan & Shirley Trust	50	0	0	\$	829.00
5126-003-019	Dhillon Rajpal S	0	307	0	\$	3,927.67
5124-027-015	Dinur Eliav & Holly	180	0	0	\$	2,984.38
5055-028-001	Dorr, Edward & Ann	0	55	0	\$	703.65
5055-029-005	Draper Scott, Draper Trust	0	61	0	\$	780.42
5037-018-055	Expo. Park W. Asset Leasing	430	0	0	\$	7,129.36
5126-005-001	Faiola Alan & Barbara A/TR	0	98	0	\$	1,253.78
5123-020-004	Felix LLC	159	150	0	\$	4,555.26
5123-020-023	Felix LLC	101	0	0	\$	1,674.57
5055-020-027	Fong Family 2006 Trust	0	118	0	\$	1,509.66
5123-018-023	Forthmann Estate Co	133	99	0	\$	3,471.70
5055-027-004	Garcia Rafael/Gutman Sergio	0	100	0	\$	1,279.37
5037-030-023	Garrett Gardens Inc. c/o Anne Merelie Murrell	382	0	0	\$	6,333.52
5126-011-020	Glucksman Trust PT/TR	104	121	0	\$	3,272.35
5126-003-026	Hankey Don R/TR Don Hankey Trust DBA	295	163	0	\$	6,976.44
5126-003-028	Hankey Don Trust/TR	181	59	0	\$	3,755.79
5126-006-004	Hankey Investment Company	0	50	0	\$	639.69
5126-006-013	Hankey Investment Company	100	200	0	\$	4,216.73
5126-006-014	Hankey Investment Company	63	0	0	\$	1,044.53
5123-005-028	Hebrew Union College	0	271	0	\$	3,467.09
5123-005-027	Hebrew Union College	0	276	0	\$	3,531.06
5126-008-009	Hirami Hideko/TR	100	134	0	\$	3,372.35
5037-031-020	Hizami 1990 Trust	50	0	0	\$	829.00
5037-031-021	Hizami 1990 Trust	50	0	0	\$	829.00
5037-031-019	Hizami Ishai J & Family	50	0	0	\$	829.00
5037-032-045	Hizami Ishai J & Family Trust/TR	124	0	0	\$	2,055.91
5123-020-024	Huang Jackson T Co-TR/EA Liao K L & I C Liao Trust	110	0	0	\$	1,823.79
5123-020-025	Huang Jackson T Co-TR/EA Liao K L & I C Liao Trust	101	135	0	\$	3,401.72
5123-020-028	Ickovics Trust	147	165	0	\$	4,548.21
5123-014-016	Jack in the box	113	160	0	\$	3,920.52
5126-001-014	Jewell Charlotte E & Trust/TR	0	45	0	\$	575.72
5123-003-022	John Tracy Clinic	0	0	388	\$	2,631.53
5037-022-003	Jose & Maria Hernandez	54	0	0	\$	895.31
5037-022-004	Jose & Maria Hernandez	108	0	0	\$	1,790.63
5037-029-017	JPGR Housing LLC	121	101	0	\$	3,298.33
5037-029-001	JPGR Housing LLC	684	0	0	\$	11,340.65
5037-029-002	JPGR Housing LLC	127	143	0	\$	3,935.15
5037-029-016	JPGR Housing LLC	0	40	0	\$	511.75
5123-010-004	Kahenassa Ramin & Shirin Z	120	0	0	\$	1,989.59
5124-010-020	KANTHAK IRVIN L TRUST	0	0	100	\$	678.23
5126-007-008	Kastner Family LP/TR	117	138	0	\$	3,705.38

5126-007-019	Kastner Sidney D & Linda D/TR	117	126	0	\$	3,551.85
5123-018-018	KCH Holdings LLC	0	50	0	\$	639.69
5123-018-019	KCH Holdings LLC	132	63	0	\$	2,994.55
5123-018-031	KCH Holdings LLC	133	233	0	\$	5,186.06
5123-010-027	Kim Keun S & Bok K	132	185	0	\$	4,555.38
5037-018-009	LA Child Guidance Clinic	150	0	0	\$	2,486.99
5037-018-014	LA Child Guidance Clinic	50	0	0	\$	829.00
5037-018-054	LA Child Guidance Clinic	50	0	0	\$	829.00
5123-020-009	Langarica, Guillermo	0	50	0	\$	639.69
5055-029-004	Lawrence Thomas Family	0	55	0	\$	703.65
5055-021-025	Lee Benton & Bonne/Wong Glen	0	59	0	\$	754.83
5055-022-031	Lee Eileen C	0	156	0	\$	1,995.82
5037-018-006	Leslie & Carla Dunlap	50	0	0	\$	829.00
5124-027-017	Lewkowicz & Elhiani Trust	120	0	0	\$	1,989.59
5126-001-017	Figueroa Center LLC	315	416	0	\$	10,544.85
5123-018-032	Long Ashley E	66	0	0	\$	1,094.27
5040-026-046	LA Child Guidance Clinic	125	0	0	\$	2,072.49
5123-008-018	Los Angeles Hillel Council	0	172	0	\$	2,200.52
5126-005-005	Palmer of Flower Street Properties	60	0	0	\$	994.79
5126-005-006	Palmer of Flower Street Properties	60	0	0	\$	994.79
5126-005-007	Palmer of Flower Street Properties	83	0	0	\$	1,376.13
5126-017-018	Los Angeles Orthopaedic Hospital Foundation	557	217	0	\$	12,011.24
5126-017-017	Palmer of Flower Street Properties	479	296	0	\$	11,728.71
5126-018-032	Palmer of Flower Street Properties	0	190	0	\$	2,430.80
5126-018-035	Palmer of Flower Street Properties	0	190	0	\$	2,430.80
5055-024-004	Lubisich, Mary	0	50	0	\$	639.69
5123-019-019	Hoisman, Rachel	94	105	0	\$	2,901.85
5124-001-012	Mal Sook Kim	0	114	0	\$	1,458.48
5126-011-015	May Marvin I/TR May Pulcini Trust	34	0	0	\$	563.72
5123-004-435	Mayeda, Toyone & Ann	0	8	0	\$	102.35
5123-020-018	McIntire Margaret E & Trust/TR	0	47	0	\$	601.30
5123-020-020	McIntire Margaret E & Trust/TR	0	45	0	\$	575.72
5123-020-022	McIntire Margaret E & Trust/TR	94	0	0	\$	1,558.51
5126-003-029	Miller David	85	50	0	\$	2,048.98
5124-025-010	Mount St Mary's College DE	0	0	273	\$	1,851.57
5124-029-011	Mount St Mary's College DE	0	140	254	\$	3,513.82
5124-029-016	Mount St Mary's College DE	0	173	0	\$	2,213.31
5055-021-026	Murrell Anne Merelie/George A Murrell Inc/Tr	0	59	0	\$	754.83
5055-028-002	Murrell George A/Murrell Trust	0	60	0	\$	767.62
5123-019-011	New Aster Enterprises	52	0	0	\$	862.15
5123-019-012	New Aster Enterprises	53	155	0	\$	2,861.76
5126-007-011	Nikayin Saeed & S & A/TR	0	60	0	\$	767.62
5126-007-022	Nikayin Saeed & S & A/TR	220	360	0	\$	8,253.31
5040-033-028	Omar Abn Al Khattab Foundation	219	0	0	\$	3,631.00
5123-019-004	Panda Express Inc.	73	176	0	\$	3,462.02
5126-009-002	Perez Conrado & Juana	50	0	0	\$	829.00
5126-009-003	Perez Conrado & Juana	50	0	0	\$	829.00
5126-009-004	Perez Conrado & Juana	50	0	0	\$	829.00
5123-020-001	Poursalimi Mehrdad	106	150	0	\$	3,676.52
5123-010-026	Poyer John P CO-TR & J F M Lombardi TRUS/EA	180	0	0	\$	2,984.38
5037-032-028	Quan Henry/EA	50	0	0	\$	829.00
5123-020-011	Raul Sanchez	0	50	0	\$	639.69
5037-031-015	Reeves Larkin B & Family Trust/TR	50	0	0	\$	829.00
5037-031-016	Reeves Larkin B & Family Trust/TR	50	0	0	\$	829.00

5037-032-022	Reeves Larkin B & Family Trust/TR	50	0	0	\$	829.00
5037-032-023	Reeves Larkin B & Family Trust/TR	50	0	0	\$	829.00
5037-032-024	Reeves Larkin B & Family Trust/TR	50	0	0	\$	829.00
5037-032-029	Reeves Larkin B & Family Trust/TR	50	0	0	\$	829.00
5037-032-032	Reeves Larkin B & Family Trust/TR	50	0	0	\$	829.00
5126-009-006	Rivera Mauricio E & Carmen L	48	150	0	\$	2,714.89
5124-026-006	Roman Catholic Archbishop Of LA	0	0	98	\$	664.67
5124-029-017	Roman Catholic Archbishop Of LA	0	685	0	\$	8,763.68
5123-019-025	Rose Hen Corp. McDonalds 3358	296	301	0	\$	8,758.55
5055-028-003	Row Apartments Inc	0	105	0	\$	1,343.34
5123-019-014	Sadamura Yukio & Family Trust/TR	45	0	0	\$	746.10
5123-019-016	Sadamura Yukio & Family Trust/TR	53	0	0	\$	878.73
5037-026-017	Scarlotti LLC/Expo Ct LLC	77	0	0	\$	1,276.65
5037-026-018	Scarlotti LLC/Expo Ct LLC	222	0	0	\$	3,680.74
5126-011-013	Schwarzblatt & Sirebrenik & Sireb PART	58	0	0	\$	961.63
5126-011-014	Schwarzblatt & Sirebrenik & Sireb PART	58	0	0	\$	961.63
5123-001-406	Second Church of Christ Scientist of LA	0	150	0	\$	1,919.06
5123-001-004	Second Church of Christ Scientist of LA	0	0	200	\$	1,356.46
5126-002-009	Shammas Carole, Shammas Diane	246	195	0	\$	6,573.43
5126-001-009	Shammas Diane S/TR Shammas Carole C/Trust	0	35	0	\$	447.78
5123-019-005	Figuerroa Retail LLC	66	176	0	\$	3,345.96
5123-019-023	Figuerroa Retail LLC	198	161	0	\$	5,342.61
5123-020-016	Felix LLC	71	0	0	\$	1,177.17
5123-020-017	Felix LLC	71	178	0	\$	3,454.45
5123-020-021	Felix LLC	150	22	0	\$	2,768.45
5123-021-001	Felix LLC	364	438	0	\$	11,638.72
5123-021-007	Shammas Enterprises	183	117	0	\$	4,530.98
5126-001-016	Auto Center LLC	0	50	0	\$	639.69
5126-003-016	Auto Center LLC	176	573	0	\$	10,248.85
5126-010-007	Auto Center LLC	104	155	0	\$	3,707.33
5123-009-012	University Gateway LLC	88	0	0	\$	1,459.03
5123-009-027	University Gateway LLC	53	150	0	\$	2,797.79
5126-007-033	Figuerroa Retail LLC	247	330	0	\$	8,317.16
5123-009-001	University Gateway LLC	60	155	0	\$	2,977.82
5123-009-002	University Gateway LLC	40	0	0	\$	663.20
5123-009-003	University Gateway LLC	41	0	0	\$	679.78
5123-009-004	University Gateway LLC	0	55	0	\$	703.65
5123-009-016	University Gateway LLC	0	59	0	\$	754.83
5123-009-025	University Gateway LLC	0	51	0	\$	652.48
5123-009-026	University Gateway LLC	0	50	0	\$	639.69
5123-020-019	Felix LLC	0	45	0	\$	575.72
5123-021-006	Felix LLC	0	50	0	\$	639.69
5123-021-008	Felix LLC	180	50	0	\$	3,624.07
5126-001-005	Auto Center LLC	0	126	0	\$	1,612.01
5126-003-015	Auto Center LLC	0	265	0	\$	3,390.33
5126-003-018	Auto Center LLC	0	140	0	\$	1,791.12
5126-008-008	Auto Center LLC	60	0	0	\$	994.79
5126-008-011	Auto Center LLC	60	0	0	\$	994.79
5126-009-005	Auto Center LLC	98	155	0	\$	3,607.85
5126-008-018	Shammas Nickolas N & Trust/TR	689	301	0	\$	15,274.45
5123-004-405	Signet Circle Corp	0	230	0	\$	2,942.55
5055-024-010	Silva Jesus & Maria	0	70	0	\$	895.56
5055-021-027	Simon Grace	0	118	0	\$	1,509.66
5124-028-007	2303 S. Figuerroa LLC	0	59	0	\$	754.83

5124-026-014	Sisters Of St Joseph In Calif	146	0	0	\$	2,420.67
5055-024-014	Sisters of the Company of Mary our Lady	0	100	0	\$	1,279.37
5055-024-015	Sisters of the Company of Mary our Lady	0	151	0	\$	1,931.85
5126-007-035	South Flower LLC	110	92	0	\$	3,000.81
5126-007-034	South Flower LLC	110	181	0	\$	4,139.45
5126-001-004	Southern California Assn Of Seventh Day Adventists	0	170	0	\$	2,174.93
5126-001-008	Southern California Assn Of Seventh Day Adventists	0	49	0	\$	626.89
5126-001-015	Southern California Assn Of Seventh Day Adventists	0	225	0	\$	2,878.58
5124-024-003	ST JAMES PARK RHF HOUSING INC	0	0	135	\$	915.61
5124-024-009	ST JAMES PARK RHF HOUSING INC	0	0	85	\$	576.50
5123-018-009	St Johns Church	131	5	0	\$	2,235.94
5123-018-024	St Johns Church	0	158	0	\$	2,021.40
5123-018-026	St Johns Church	0	20	0	\$	255.87
5123-018-030	St Johns Church	203	85	0	\$	4,453.18
5040-030-037	St. Marks Evangelical Luth. Inc.	180	0	0	\$	2,984.38
5123-002-012	Stargala Limited	0	0	60	\$	406.94
5126-011-016	Tasker Metal Products Inc/EA	50	0	0	\$	829.00
5055-029-001	Tennen Harold & Roberta/Tennen Trust	0	58	0	\$	742.03
5054-038-023	Teresa & Pedro Cotto	45	0	0	\$	746.10
5126-008-017	Thomas, Daniel & Veda D/Thomas Trust	111	170	0	\$	4,015.30
5039-001-059	Terry Manor Preservation	454	0	0	\$	7,527.27
5126-005-002	Twenty One Hundred Ltd Ptnshp	60	160	0	\$	3,041.79
5126-005-003	Twenty One Hundred Ltd Ptnshp	60	0	0	\$	994.79
5123-001-405	U S C Phi Delt House Corp	0	193	0	\$	2,469.18
5039-003-028	United University Church	0	110	0	\$	1,407.31
5037-029-018	University Of Southern California	161	203	0	\$	5,266.49
5039-002-028	University of Southern California	0	0	1314	\$	8,911.94
5039-002-029	University of Southern California	0	0	57	\$	386.59
5039-002-030	University of Southern California	0	0	388	\$	2,631.53
5039-002-031	University of Southern California	0	1266	818	\$	21,744.75
5039-002-032	University of Southern California	0	50	0	\$	639.69
5039-003-027	University of Southern California	0	1012	0	\$	12,947.22
5039-003-029	University of Southern California	0	188	0	\$	2,405.22
5039-003-030	University of Southern California	0	19	0	\$	243.08
5039-012-022	University of Southern California	0	0	68	\$	461.20
5039-012-027	University of Southern California	0	0	171	\$	1,159.77
5039-012-028	University of Southern California	0	0	331	\$	2,244.94
5039-012-031	University of Southern California	0	0	73	\$	495.11
5039-012-032	University of Southern California	0	0	64	\$	434.07
5039-024-016	University of Southern California	1218	0	1595	\$	31,012.09
5123-009-007	University of Southern California	0	50	0	\$	639.69
5123-009-024	University Of Southern California	0	50	0	\$	639.69
5123-017-008	University of Southern California	0	0	387	\$	2,624.75
5037-029-020	University Of Southern California	437	600	0	\$	14,921.64
5037-030-021	University Of Southern California	130	90	0	\$	3,306.82
5037-030-022	USC Federal Credit Union	418	0	0	\$	6,930.40
5123-010-012	University Of Southern California	123	309	0	\$	5,992.58
5123-022-002	University Of Southern California	100	0	0	\$	1,657.99
5123-022-003	University Of Southern California	50	0	0	\$	829.00
5123-022-004	University Of Southern California	50	0	0	\$	829.00
5123-022-005	University Of Southern California	50	0	0	\$	829.00
5123-022-012	University Of Southern California	75	0	0	\$	1,243.49
5123-022-024	University Of Southern California	94	225	0	\$	4,437.09
5123-022-025	University Of Southern California	0	69	0	\$	882.77

5123-022-030	University Of Southern California	100	0	0	\$	1,657.99
5123-022-031	University Of Southern California	682	0	0	\$	11,307.49
5123-022-032	University Of Southern California	104	76	0	\$	2,696.63
5123-022-034	University Of Southern California	344	0	0	\$	5,703.49
5123-022-035	University Of Southern California	150	0	0	\$	2,486.99
5123-022-036	University Of Southern California	50	0	0	\$	829.00
5123-022-038	University Of Southern California	67	160	0	\$	3,157.85
5123-022-039	University Of Southern California	389	0	0	\$	6,449.58
5123-023-024	University Of Southern California	311	1024	0	\$	18,257.10
5124-010-021	University Of Southern California	0	0	80	\$	542.58
5124-011-016	University Of Southern California	0	0	125	\$	847.79
5124-011-014	University Of Southern California	0	0	75	\$	508.67
5124-011-015	University Of Southern California	0	0	172	\$	1,166.56
5039-020-028	University Of Southern California	0	273	0	\$	3,492.68
5039-020-033	University Of Southern California	0	284	0	\$	3,633.41
5039-020-030	University Of Southern California	0	646	0	\$	8,264.73
5055-028-004	University Of Southern California	0	70	0	\$	895.56
5055-027-001	University Of Southern California	0	58	0	\$	742.03
5055-027-002	University Of Southern California	0	62	0	\$	793.21
5055-027-003	University Of Southern California	0	62	0	\$	793.21
5055-024-009	University Of Southern California	0	70	0	\$	895.56
5123-001-407	University Of Southern California	0	50	0	\$	639.69
5123-001-408	University Of Southern California	0	58	0	\$	742.03
5123-001-404	University Of Southern California	0	75	0	\$	959.53
5123-002-021	University Of Southern California	0	0	117	\$	793.53
5123-002-001	University Of Southern California	0	0	100	\$	678.23
5123-002-022	University Of Southern California	0	0	70	\$	474.76
5123-004-419	University Of Southern California	0	8	0	\$	102.35
5123-004-420	University Of Southern California	0	8	0	\$	102.35
5123-004-421	University Of Southern California	0	8	0	\$	102.35
5123-004-422	University Of Southern California	0	8	0	\$	102.35
5123-004-423	University Of Southern California	0	8	0	\$	102.35
5123-004-424	University Of Southern California	0	8	0	\$	102.35
5123-004-425	University Of Southern California	0	8	0	\$	102.35
5123-004-426	University Of Southern California	0	8	0	\$	102.35
5123-004-427	University Of Southern California	0	8	0	\$	102.35
5123-004-428	University Of Southern California	0	8	0	\$	102.35
5123-004-429	University Of Southern California	0	8	0	\$	102.35
5123-004-430	University Of Southern California	0	8	0	\$	102.35
5123-004-431	University Of Southern California	0	8	0	\$	102.35
5123-004-432	University Of Southern California	0	8	0	\$	102.35
5123-004-433	University Of Southern California	0	8	0	\$	102.35
5123-004-434	University Of Southern California	0	8	0	\$	102.35
5123-004-436	University Of Southern California	0	8	0	\$	102.35
5123-004-437	University Of Southern California	0	8	0	\$	102.35
5123-004-438	University Of Southern California	0	8	0	\$	102.35
5123-004-439	University Of Southern California	0	8	0	\$	102.35
5123-004-440	University Of Southern California	0	8	0	\$	102.35
5123-004-441	University Of Southern California	0	8	0	\$	102.35
5123-004-442	University Of Southern California	0	8	0	\$	102.35
5123-004-443	University Of Southern California	0	8	0	\$	102.35
5123-004-444	University Of Southern California	0	8	0	\$	102.35
5122-022-002	University Of Southern California	0	0	779	\$	5,283.41
5123-004-445	University Of Southern California	0	8	0	\$	102.35



5122-030-020	University Of Southern California	0	0	680	\$	4,611.96
5122-021-010	University Of Southern California	0	0	409	\$	2,773.96
5122-021-011	University Of Southern California	394	0	1126	\$	14,169.35
5040-031-038	Vermont Place Dev. Co.	335	0	0	\$	5,554.27
5040-032-033	Vermont Place Dev. Co.	310	0	0	\$	5,139.77
5124-007-019	Victorian Village Complex	0	50	0	\$	639.69
5124-007-018	Victorian Village Complex	0	52	0	\$	665.27
5124-007-017	Victorian Village Complex	0	27	0	\$	345.43
5123-020-010	31 <sup>st</sup> & Fig Development LLC	0	50	0	\$	639.69
5055-022-035	Ward Housing Ltd Ptnshp	0	138	0	\$	1,765.53
5055-019-031	Windward Partners	0	117	0	\$	1,496.86
5040-028-028	Woodland Management Co.	345	0	0	\$	5,720.07
5126-010-008	Yadegar, Faramarz	58	135	0	\$	2,688.78
5037-022-001	Yamamoto John H & Joni L	58	0	0	\$	961.63
5124-001-004	Yasmeh Bruce/Katrin Dadshhakimi	0	50	0	\$	639.69
5124-008-024	Zinelis Panagiotis A & Lambrini P	0	136	0	\$	1,739.94
	<b>Total Non-Government Assessments</b>				\$	<b>931,987.31</b>
	Total State of Calif. (expo.park)				\$	38,414.95
	Total State of California				\$	862.15
	Total LA City Memorial Coliseum (expo.park)				\$	678.23
	Total California Science Center (expo park)				\$	8,355.79
	Total Los Angeles Unified School District				\$	6,575.96
	Total Los Angeles County				\$	9,715.82
	Total LA Community College District				\$	24,652.30
	Total City of LA				\$	21,102.32
	<b>Total Government Assessments</b>				\$	<b>110,357.61</b>
	<b>Total All Assessments</b>				\$	<b>1,042,344.92</b>

City of Los Angeles  
Office of the City Clerk  
200 North Spring Street, Room 224  
Los Angeles, CA 90012

**ASSESSMENT BALLOT TO FORM THE PROPERTY-BASED  
FIGUEROA CORRIDOR PARTNERSHIP BUSINESS IMPROVEMENT DISTRICT**

(Pursuant to Section 53753 of the California Government Code)

**Legal Owner: Los Angeles County**

**Ballot Question #1: Approval of the Business Improvement District**

**Total District Assessment: \$9,715.84**

<u>APN</u>	<u>Property Address</u>	<u>Proposed Assessment</u>	<u>%</u>
5037-024-900	3965 S. Vermont Ave.	\$3,912.86	0.38%
5126-009-900	1816 S. Figueroa St.	\$2,486.99	0.24%
5126-009-901	1819 S. Flower St.	\$1,657.99	0.16%
5126-009-902	1823 S. Flower St.	\$829.00	0.08%
5126-009-903	1825 S. Flower St.	\$829.00	0.08%
		<b>Total \$9,715.84</b>	<b>0.93%</b>

\_\_\_\_\_ Yes, I approve of the proposed assessment of \$9,715.84 on the parcel(s)  
identified above.

\_\_\_\_\_ No, I do not approve of the proposed assessment on the parcel(s) identified  
above.

\_\_\_\_\_  
Signature of Record Owner or Authorized Representative

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Relation to Property Owner (Owner/Agent/Partner)

**Please return ballot inside the secrecy envelope and place inside the  
pre-addressed envelope provided. Mail to:**

City of Los Angeles  
Office of the City Clerk  
Administrative Services Division  
200 North Spring Street, Room 224  
Los Angeles, CA 90012  
Facsimile: (213) 978-1130

## PROCEDURES FOR COMPLETION, RETURN, AND TABULATION OF THE ASSESSMENT BALLOT

The property owner should complete the attached assessment ballot. An explanation of who may complete the assessment ballot on behalf of the property owner is provided.

To complete the assessment ballot process, property owners must complete the following steps.

- Verify that the parcel number(s), legal owner's name, legal owner's address, and site address listed on the assessment ballot are correct. If any of these items are not correct, please contact this office at (213) 978-1099.
- Review the two assessment ballot options to approve or disapprove the **Figueroa Corridor** PBID assessment.
- Mark your option to approve or disapprove of the proposed assessment.
- Sign the assessment ballot.
- Place the completed assessment in the secrecy envelope and place the secrecy envelope in the return envelope.
- Submit return envelope with assessment ballot inside to the City of Los Angeles.

### **Assessment ballots may be submitted in the following manner:**

- ☐ By Mail: 200 N. Spring Street Room 224, Los Angeles CA 90012
- ☐ By Facsimile: (213) 978-1130
- ☐ In Person: John Ferraro Council Chamber, Room 340, City Hall. 200 N. Spring Street, Los Angeles California, 90012. Please note: Ballot must be submitted prior to the close of the public hearing scheduled to consider this matter. The date, time, and place of the hearing are included in the accompanying hearing notice.

Ballots will be weighed according to the financial obligation of the owners of the affected properties.

### **WHO MAY COMPLETE THE ASSESSMENT BALLOTS**

Assessment Ballots may be signed by the following parties:

1. If the property is owned by an individual, the individual may sign.
2. If the property is owned by a corporation, the ballot may be signed for the corporation by any officer or officers authorized to make contracts by the corporate by-laws or by resolution of the corporation's Board of Directors.
3. If the property is owned by a partnership, any general partner may sign.
4. If two or more persons own the property as tenants-in-common, any one tenant-in-common may sign for all.
5. If two or more persons own the property in joint tenancy, any one joint tenant may sign for all.
6. If a property is held by a husband and wife, but not as tenants-in-common or as joint tenants, both must sign the assessment ballot.